

**NOTICE OF MEETING
REGULAR AGENDA**

1. **CALL TO ORDER/ROLL CALL**
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3. **PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA**
4. **RECONSIDERATION**
5. **APPROVAL OF MINUTES** of February 9, 2010 p. 1
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12. **COMMENTS OF THE AUDIENCE**
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14. **COMMENTS OF THE COUNCIL MEMBER**
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16. **COMMENTS OF THE COMMISSION MEMBERS**
17. **ADJOURNMENT/NEXT MEETING DAY AND TIME**

Next regular meeting is scheduled for April 13, 2010 at 6 p.m. in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Session 10-02, a Regular Meeting of the Economic Development Advisory Commission was called to order at 6:00 p.m. by Chair Erickson on February 9, 2010 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER ERICKSON, HOPPE, NEECE, RAVIN

COUNCILMEMBER: WYTHE

ABSENT: COMMISSIONER DAY, FAULKNER

STAFF: SPECIAL PROJECTS COORDINATOR HOLEN
DEPUTY CITY CLERK JACOBSEN
VISTA REPRESENTATIVE BEVIS

APPROVAL OF THE AGENDA

The agenda was approved by consensus of the Commission.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

There were no public comments.

RECONSIDERATION

There were no items for reconsideration.

APPROVAL OF MINUTES

A. Meeting Minutes of January 12, 2010

RAVIN/NEECE MOVED TO APPROVE THE MINUTES AS WRITTEN.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

A. Dr. Allen Gee, Homer High School Principal

Dr. Gee said that he attended one of three sessions with a career, technical, and advisory committee made up of Marathon Oil, BP, the School District, and other entities regarding the industry within the Kenai Peninsula. The intent is to look at economic trends within the peninsula with potential job growth, and ideas within our school district in terms of types of class offerings that can be provided to guide interested students in those career pathways. They shared information regarding decline in the industry, that some of the positions no longer exist, and how to maintain what is there is an idea that was presented. The school looked at it in terms of class offerings. At the school, they are facing the realization of their

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budget and potential reductions. Dr. Gee explained that they are projected to have 392 students next year. Last year it was budgeted at 402, which isn't a big decline, but current numbers are 376. Current projections suggest cutting 1.5 teachers resulting in 8 sections of course offerings that have to be reduced. Currently the school is at a minimum of academic offerings. His question to the Board of Education, Site Council, and others is out of those 8 sections, what is eliminated. Dr. Gee explained another component, the Connections program, which is a great opportunity for kids who don't want to use what is available at Homer High. Currently there are 108 kids in Homer enrolled in Connections. It is a significant number in terms of student enrollment. Currently the high school offers welding, construction, and auto mechanics. He said he has met with the Chamber Director to look at what options are available. They discussed purchasing a fishing vessel. Dr. Gee explained that it could open the door to classes in the marine biology field, navigational skills, and the components that could be encompassed with that. There is staffing available and people with areas of expertise in those fields. Dr. Gee said that he met with Carol Swartz at KBC in an effort to consider course offerings to the kids. The vocational side of public education has diminished greatly over the past 20 years. He recognizes the importance of it as it's what got him through high school. Those opportunities need to exist. He is aware of the bureaucracy involved, but at the same time we need to do these things for our kids. He shared his experience of visiting the vocational school in Mat-Su and while he can't provide as many opportunities as they do, he can provide a snapshot so kids who don't want to go to college can have a better idea of what is out there. He has also researched other districts with declining enrollment to see how they have been impacted and how they have dealt with it. He recognizes that a lot of smaller schools aren't able to keep their AP classes, but he doesn't want to lose that upper end for the kids who need it, but at the same time he knows if he doesn't have the automotive and welding type classes he will lose those kids as well.

There was discussion with the Commission about dual enrollment with college and while it is a good idea, there is the issue of funding formulas for both. The college is in a position to ask the legislature for more money, but he can't and losing those students takes the funding that goes with it. They also talked about the concept of having a boat and programs that could go with it starting with necessary maintenance to make it sea worthy, getting Coast Guard certification, and so forth. Dr. Gee noted that Representative Seaton is looking at increasing funding \$125 per student and that funding can help put that 1.5 staffing position back. It needs to be continued to ensure the forward funding so the budget exists and they can plan ahead. He is trying to commit to a Briggs and Stratton small engine class through grant funding, and kids will be able to build them. Funding from the oil companies isn't available like it used to be.

B. Garry White from Sitka Economic Development Association

Mr. White gave an overview of how the association was developed in Sitka. A pulp mill that was one of the bigger employers closed in 1993 and the economy took a nose dive. The Chamber of Commerce developed the separate non profit called the Sitka Economic Development Association, SEDA, which has been pretty successful. SEDA is funded by the city with about \$70,000 to work on economic development throughout the community. The city took the property over from the mill in 1999 and established the Sawmill Cove Industrial Park Board of Directors. They are the managers of the park. The City chose to contract that out to SEDA and they get a yearly contract fee to manage that entity for the city. He works for two boards, the Board of Directors for SEDA, whose main focus is overall economic development for the community, and also for a 5 member board that is appointed by City and Borough

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Assembly that manages the Sawmill Cove park. SEDA does not assist with business plans and that type of development, there are other entities that provide that help. SEDA is more about doing marketing for the City to attract businesses and working on special projects. One example the Sheldon Jackson College that closed and left the campus is sitting empty. SEDA has been actively working with their board of trustees and the city and borough to get a new entity to come in. They are project oriented as well, working on infrastructure for the city and advocating for the city to get grant funding for hydro project, road construction and so forth. They are there to help businesses come in more by setting the stage for a good business environment. Regarding the industrial park, Mr. White negotiates on behalf of the city, discusses lease prices, and gets a recommendation from the Sawmill Cove Board, then takes it to the assembly for the overall lease approval or property sales. Mr. White shared that the industrial park has 10 or 11 tenants now. The main goal of the city taking over the park was to provide jobs, not necessarily to make income from the lease property. There are about 45 year round jobs. There is a fish processing plant that brings it up to about 300 employees seasonally. They attempt to get a 9% return on their investment on the leases and the rate can be adjusted up or down based on job creation. There are politics that get involved in determining rates but that comes with most communities. The city and borough owns their own electric utility and charge like any other utility would. Mr. White said he is the contact for anything that goes on out in the park. The city and borough also has a unique situation in that the State of Alaska has granted them allocations of water that they can sell in bulk form, and there is a lot of interest in that. He manages that as well by weeding out speculators and attempting to establish contracts with those that are a real deal. He has a limited budget, it include him and a part time assistant. There are a lot of politics involved with differing opinions on how to handle the industrial park, which is part of the reason why they don't have many tenants, but they are doing the best they can with it. He listed some of the businesses that are active there now. Mr. White suggested if Homer is considering something like this, Eric McDowell of the McDowell Group helps facilitate the process.

C. Homer Grange Representative

John Cowan, representative of the Homer Grange, brought the Commission a resolution that supports the creation of an agricultural free enterprise zone. He read the resolution and provided a copy for the record. He said the resolution is broad and that they are looking at tax free year round for the industries listed on the proposed resolution. Mr. Cowan said he is a budding entrepreneur trying to start his own agricultural business in the near future. He encouraged the Commission to forward it to City Council for consideration.

Commissioner Ravin commented that this recommendation ties in to the Buy Local program and also the Kenai Peninsula Borough Free Trade zone that was brought up in the economic development brainstorming session. He hopes the Commission can support it.

Commissioner Hoppe requested clarification about what fish they are referring to in the resolution, as there is fish that comes across the dock, farmed fish, and so forth.

Councilmember Wythe noted that the City of Homer does not have authority over anything other than the City's own tax.

There was consensus about adding the resolution to the next agenda for discussion.

STAFF AND COUNCIL REPORT

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City Planner Abboud said it has been good to hear the discussion so far tonight. He hopes to attend their meetings more regularly and intends to be a conduit for planning concerns. He is unsure what their specific concerns are regarding what zoning issues may have caused someone not to expand or move into a site. He explained that some of the recent amendments have loosened things up, like shared parking for example. Zoning can be used as a tool to try to encourage clustering uses where businesses can do their things and have other parts of town where people want residential. City Planner Abboud said zoning is kind of complicated and it is difficult to sum it up in five minutes, but he will certainly carry items of concern to the Planning Commission. There was discussion regarding the 16 different zones on the draft Comprehensive Plan map and concern that all the districts could be an impediment to development. City Planner Abboud said that the map was a creation of the community and a lot of the reason for the different colors was that they were trying to incorporate allowances for what is going on in the zones. Currently we have GC1 districts with houses and businesses and they were trying to make allowances for what is there and what else could be going on. He asked for clarification of the Commission's concern about uses not being allowed. City Planner Abboud explained that City Code outlines what is allowed in zoning districts. It can be arduous because code breaks down degrees of buildings allowable in districts. He is looking at possible ways to generalize it to some degree, but right now staff has to work with the code that is in place. We have a Planning Commission that has to make decisions and make recommendations based on code. The current Planning Commission is different than it has been in the past and the planning office is no longer perceived as the office of "no". It may be surprising, but they have been criticized for trying to make things happen. They are trying to be user friendly and give some predictability about what each neighborhood is about and what the future may bring. Right now it is driven by many factors for example the rural residential district could have a contractor come in with roads, and water/sewer, then it isn't rural any more. Commissioner Ravin listed some of the past and current uses that are in the proximity to the City Hall building and noted how they were established in a time when there was an absence of zoning. A planned overlay would destroy the availability of people to have mixed neighborhoods where they have access too all these services. He asked what portions of the zoning ordinance allow that to occur now. City Planner Abboud explained that mixed use is encouraged for this area. The new map has a lot of colors because they are trying to include more and offer some more flexibility. City Planner Abboud encouraged the Commissioners to express their concerns so they can get to the Planning Commission. We need to make things better for everybody.

Special Projects Coordinator Holen commented regarding the latest population estimate for Homer for 2009 showed 160 more people, a 3% increase over 2008, the highest it's ever been at 5551. She noted that it is an estimate, not actual counts and based almost exclusively permanent fund divided applications. They do not include summer residents, even though City services have to take into account summer populations. They also do not include what the census people call day time residents, or people who commute into town to work but live outside City limits, and City services have to take those people into account as well. She reported to that VISTA Representative Bevis has been in touch with folks at the University of Washington and USDA who are very interested in the Kenai Peninsula being a center of manufacturing for wood plastic composite products. The timber situation on the Peninsula could be ideal. She forwarded the information to the City Manager and Assembly Member Bill Smith.

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Councilmember Wythe reported that Council adopted the resolution for membership with the Alaska Film Group, and also a resolution recommending Homer as a location for a Maritime Academy. She added that when the Lease Policy comes to Council the EDC's documentation supporting their recommendations should be included in the packet. She said that it could go back to the Lease Committee for review as well.

PUBLIC HEARING

There were no items for public hearing.

PENDING BUSINESS

A. CEDS development and other activities- Carol Bevis

RAVIN/NEECE MOVED TO BRING TO THE FLOOR FOR DISCUSSION.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISTA Representative Bevis reported that the first draft of the CEDS is completed. There are nine chapters that all correspond to different economic development strategies and include a lot of research and data. At the end there is an implementation chapter, which is the part the Commission is tasked with. There was discussion of the process for the Commission reviewing the draft plan at some worksessions then bringing their draft plan to the regular meeting for public hearing, and lastly a final draft to the City Council.

RAVIN/NEECE MOVED TO FORWARD TO A WORKSESSION IN ABOUT TWO WEEKS.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

The Commission agreed to meet at 6 p.m. on February 23 to discuss chapters 1 through 3.

B. Promoting Homer and Local Businesses via Internet and Other Means - Tina Day

Commissioner Day was absent to give a report. Chair Erickson said she explored the City website and found most of the listed links, but it was difficult to locate them. She thinks these will be resolved with the development of the new website.

C. Draft Homer Spit Comprehensive Plan

The Commission had no action or recommendation regarding the Spit Comprehensive Plan at this time. It was recommended that they email or call in suggestions to the Planning Office which will be shared with the Consultant.

NEW BUSINESS

A. Lease Committee Appointment

Chair Erickson said she is currently fills the EDC Representative's seat on the Lease Committee. Because of the negotiations that her business is in with the Lease Committee she needs to step down due to conflict of interest concerns.

The Commission discussed who might be able to serve on the Committee.

RAVIN/HOPPE MOVED TO NOMINATE COMMISSIONER DAY.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was discussion that Commissioner Day should have an opportunity to speak to the nomination at the next Commission meeting.

B. Apprenticeship Program - Micheal Neece

Commissioner Neece gave a brief overview of the information provided in the packet. He said he is interested in the EDC's thoughts on the program. He received an email from the Alaska Film Office, which is new, and there are 14 productions qualified under the tax incentive guidelines, four productions have been issued tax credits, and there are eight more TV programs that have been prequalified. The problem he sees is that we don't have the workforce. These projects take 60 to 100 people so we need to get on the program with workforce development and use the means we have to turn out some really talented people. In Homer we have a lot of artists and technically inclined people with master's degrees. He would like to talk to Dr. Gee about this. It could really be a boon to the City and would create a huge economic engine. He said he has a concept of a curriculum and Anchorage is going to start a workforce development program up there. Ours would be more along the lines of animation, motion capture and real specialized trades, but it capitalizes off our resources that we have in Homer. We need to work together with Anchorage and UAF on this. Support from the City in the form of a letter to Representative Seaton, the Chair of the Workforce and Education Committee.

C. Code Inconsistencies Re: Store Size Restrictions in Town Center District

City Planner Abboud had noted earlier in the meeting that there is a typographical error in code regarding square footage. Chair Erickson noted the Planning Commission minutes excerpt in which the Commission recommends that the City Council delete all reference to square foot size limits for large retail/wholesale in all zones. Allow the free market to determine any size restrictions, utilize the community design manual, development activity plan, storm water plan, and the requirements for traffic impact analysis guide the development in homer. She was glad to see that recommendation.

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D. Lessons Learned - Themes from "Small Towns/Big Ideas" as they relate to Homer

There was brief discussion about the excerpt in the packet from the UNC study in relation to the theme of the CEDS, which is the importance of finding the common ground.

E. Homer's many points of view: How Do We Work Together for the Common Good?

There was no discussion about this topic.

INFORMATIONAL MATERIALS

- A. Representative Paul Seaton's Newsletter
- B. Bradner's Alaska Economic Reports
- C. Articles from Local and Regional Newspapers and Alaska Business Monthly
- D. Items of Possible Interest from Recent City Council Meeting Packets

There was brief discussion regarding Representative Seaton's comments about net metering.

COMMENTS OF THE AUDIENCE

Michael Kennedy attempted to address Commissioner Hoppe's concerns. He said the Grange is looking for a resolution of support to carry on to the Borough that the City supports this tax free zone on the peninsula. Regarding planning and zoning, Mr. Kennedy noted that before annexation the area developed beyond City limits where the Gear Shed and the East Road Village are located. They started there because they were free to have whatever they wanted. A survey that was taken showed that no one wanted annexation and they were happy to proceed without planning and zoning.

COMMENTS OF CITY STAFF

Special Projects Coordinator Holen thanked Ms. Bevis for the drafts CEDS as it saved a lot of time and a lot of money.

COMMENTS OF THE COUNCIL MEMBER

Councilmember Wythe had no comment.

COMMENTS OF THE CHAIR

Chair Erickson said she would like to have discussion on the next agenda regarding Mr. White's information. She thanked everyone for a good meeting.

COMMENTS OF THE COMMISSION MEMBERS

Commissioner Neece asked to keep the apprentice program on the agenda. He thanked Ms. Bevis for her work on the CEDS.

Commissioner Hoppe said it was a good meeting and thanked Ms. Bevis. He commented that Homer is a controversial town and it is hard to compare it to Sitka, and that he would like to help the Grange with their resolution.

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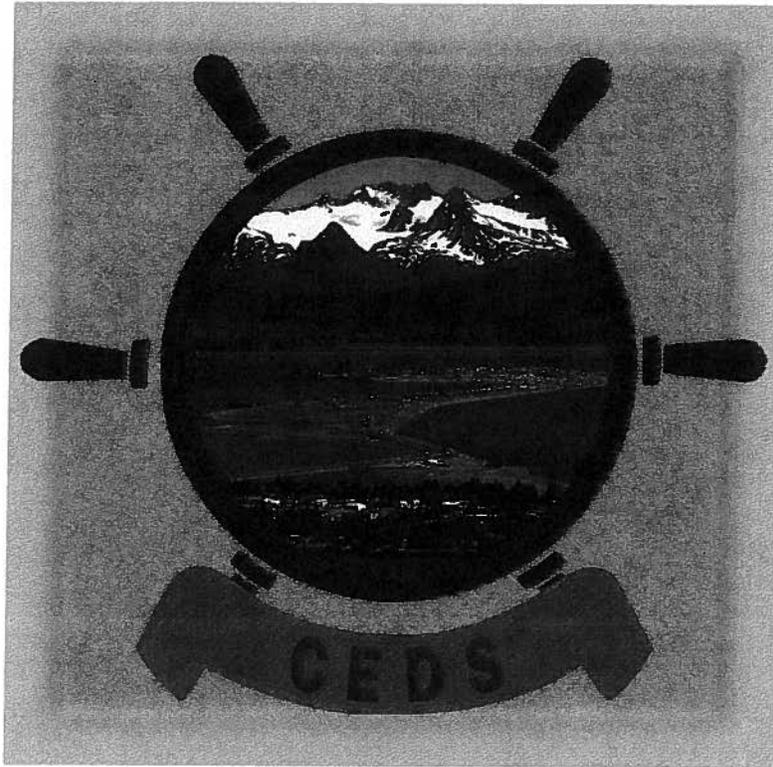
Commissioner Ravin thanked the Grange for their information and hopes they can move forward on a resolution. He said he was happy to have Dr. Gee here and it will be good to work with him on the vocational education. He thanked Ms. Bevis for her work.

ADJOURN

There being no more business to come before the Commission the meeting was adjourned at 7:54 p.m. The next regular meeting is scheduled for March 9, 2010 at 6:00 p.m. in the City Hall Cowles Council Chambers.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____

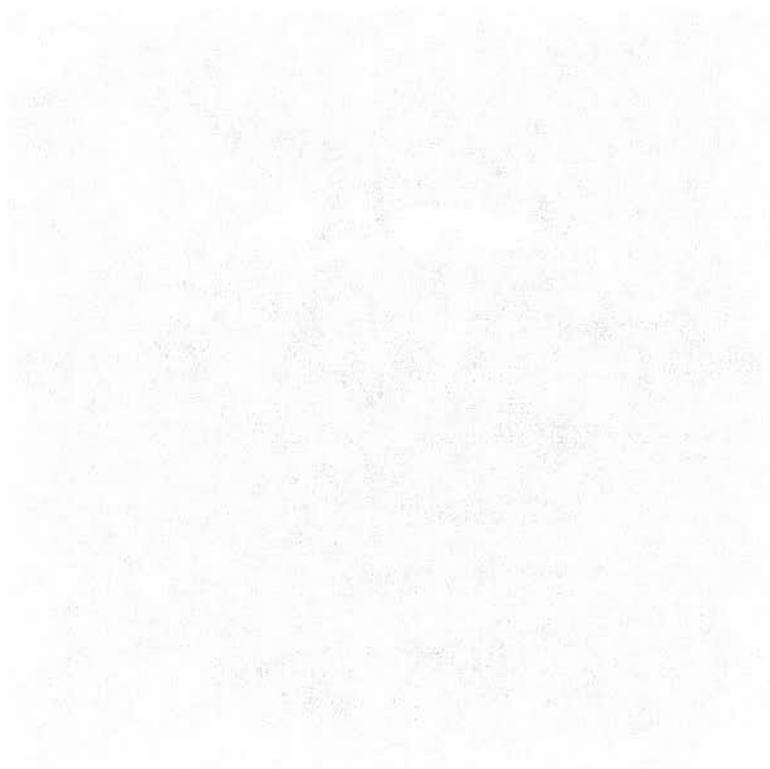


Comprehensive Economic Development Strategy



Draft

Homer, Alaska
2010



THE UNIVERSITY OF
ALASKA
FAIRBANKS
ALASKA



1978

UNIVERSITY OF
ALASKA
1978



Comprehensive Economic Development Strategy (CEDS)

Homer Alaska 2010

Mission

Development and implementation of the CEDS will help Homer continue to benefit from a diverse economy that positively supports its unique character. Collaboration between local government, the business sector, individual citizens, and non-profit organizations will nurture Homer's quality of life while creating more year-round, higher wage jobs and a skilled workforce. Homer's traditional economic sectors of commercial fishing/marine trades, tourism, and the arts will continue to thrive, while other economic sectors including health, education, services, agriculture, and sustainable technology will foster community wellbeing and resilience as we face current and future challenges.

Preface

This CEDS is the culmination of a year-long project coordinated by VISTA (Volunteers in Service to America) Carol Bevis. "A CEDS is required to qualify for Economic Development Administration (EDA) assistance under its public works, economic adjustment, and most planning programs... The strategy should promote sustainable economic development and opportunity, foster effective transportation systems, enhance and protect the environment, and balance resources through sound management of development." —EDA CEDS guidelines

Carol reviewed economic development literature, previous local plans and surveys, interviewed a diverse group of 21 Homer citizens, and helped compile the results of 99 interviews with community leaders by the Southern Kenai Peninsula Communities Project. An article completed by Carol in July 2009, summarizes typical economic development strategies that might benefit Homer. [See Appendix A to read the full article and Appendix B for research notes.]

The focus became getting more public input into this process by the creation of two websites – www.ci.homer.ak.us/economicdevelopment to disseminate information, solicit input, and foster connectivity between the City and Chamber EDCs, and www.doingbusinessinhomer.com to support businesses and market Homer. Carol coordinated and facilitated two public forums geared toward brainstorming ideas and then, prioritizing them. [See Appendix C for the Brainstorm List.] A diverse group of Homer citizens participated (35 at each meeting), and others contributed by sending in their ideas via email. [See Appendix D for the ideas . . . y email.]

EDC Members
Shelly Erickson, Chair
Dean Ravin, Vice Chair
Micheal Neece
Brad Faulkner
Todd Hoppe
Tina Day

Beth Wythe, City Council
Anne Marie Holen,
City Staff
Carol Bevis, VISTA

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Introduction

Lessons Learned from UNC's study of successful economic strategies implemented by 45 small towns:

Successful small towns...

- balance short-term economic gains with longer-term community development goals
- are proactive and future-oriented
- know that people are the most important resource
- define assets and opportunities broadly to yield innovative strategies that capitalize on a community's competitive advantage
- keep the community's overall net benefit in mind
- measure and celebrate short-term successes to sustain support for long-term community economic development

Business leaders should rethink "the short-term incentives and systems that were prime contributors to the steep rise and fall of the U.S. economy. This means acting responsibly, pragmatically, and mindful of broader societal concerns. It means reducing carbon emissions ... adhering to good labor practices, and respecting fundamental human rights for all people, everywhere. It means identifying ... what will add long-term value to the firm even if there are short-run costs..."

—William H. Donaldson, 27th Chair of the U.S. Securities and Exchange Commission (SEC)

- use a comprehensive package of strategies and tools
- invite newcomers to participate, including young leaders, who bring a fresh perspective and new energy to local challenges
- base decisions about what to do and why on local conditions, context and capacity



Atown, unique, with character and renown, finds itself at a crossroads. Some worry that Homer is unfriendly to business, while others want to make sure new business “fits” Homer. The key to the success of this CEDS will be finding the common ground and inspiring collaboration. It is no longer about win-lose. It must be win-win.

The times are changing. The economic downturn has fueled some panic creating a mindset of “give away the farm” to get any kind of jobs. Frank Herbert’s phrase from the Dune series, “Fear is the mind-killer,” applies to policymaking worldwide. Choices made from a fearful mindset can cause long-term damage if short-term fixes are sought with little regard for the future, or if people fear to try a new approach.

New times require creative solutions. Homer is fortunate to have a diverse economy. The self-employed (including hundreds in the fishing industry) and small businesses (many dependent on the tourism industry) make up the backbone of the economy here, along with the health, education, nonprofit and government sectors.

In Homer, there is much to be thankful for, even in these times. The broad health assessment by the Southern Kenai Peninsula Communities Project identified many strengths and assets in this area: the people topping the list; i.e., their sense of community, caring, generosity, volunteerism, and high education levels. The many support service organizations and the quality of life, including environmental stewardship, also ranked high on the list of assets. People live in Homer and make it work, because they want to be here.

The Communities Project survey of 1,400+ residents found that most people are satisfied with the quality of life in Homer and feel the community is a safe place to live. People appreciate the scenic views and natural beauty, the relatively healthy environment, the local flavor, the entertainment, recreational and outdoor opportunities year-round, the good local restaurants and art, and local food options from fishing, clamming, berry picking, hunting, ranching and the farmer’s market. Homer reflects what people tend to look for in a small town: a sense of community, a healthy environment and natural amenities, recreational opportunities, serenity, a safe place and a slower pace.

Challenges include the cost of health, housing, and utilities, an aging population, few living-wage and year-round jobs available, climate change impacts, local food and energy security, declining fish populations, and fewer tourists. This CEDS addresses these challenges and recommends a broad multi-faceted approach for improving Homer’s economy.

In addition to a report on some of the latest research and data, each section includes projects completed in the past 10 years (since the last economic development plan of 1999), projects in process, suggested projects from the last plan, and ideas from public forums, found in research and sent in via email (at least 85 community stakeholders have participated thus far). Unique to this CEDS (as far as we know) for budding and existing entrepreneurs: Lists of potential ideas for new small businesses that could be a good fit for Homer (listed by sections).

Note: Order of sections does not reflect priority.

The key to the success of this CEDS will be finding the common ground and inspiring collaboration.

Homer History

Archaeologists call the first people to arrive in the Homer area, from Siberia, "Paleoarctic". Paleoarctic people moved from interior hunting to a coastal way of life, and by 9,000 B.C., traveled to offshore islands to harvest fish, seabirds, and marine mammals. When Russian, English, and Spanish explorers arrived in the late 18th century, at least 8,000 people lived in this region. They referred to themselves as Sugpiat ("real people"). The Russians, who initially claimed the territory, named all the people, "Alutiq".



1943 Photograph of Homer
by Wakeland

The Chugachmiut of Prince William Sound, Tanaina-Kenaitze Dena'ina of Cook Inlet, and the Koniagmiut of Kodiak Island, peoples from Kamchatka, Japan, and the Northwestern coast of America, most likely all contributed to the culture of this region. Alutiq villages existed on the far side of Kachemak Bay from Homer, and evidence suggests people probably camped in this vicinity.

In 1895, the U.S. Geological Survey traveled here to study coal and gold resources. A gold mining company promoter, Homer Pennock (from whom the town gets its name), arrived in 1896, and built living quarters for his crew of 50 on the Spit, a unique geologic feature consisting of a 4.5-mile long bar of gravel and sand extending from the Homer shoreline. Only a few sand-spits in the world rival the size of the Homer Spit. Plans were to mine the beach sands along Cook Inlet from Homer to Ninilchik. The Homer post office opened soon after. In 1899, Cook Inlet Coal Fields Company built a town and dock on the Spit, a coal mine at Homer's Bluff Point, and a 7 mile-long railroad which carried the coal to the end of the Spit.

Coal mining operations continued until World War I, and settlers continued to trickle into the area, some to homestead in the 1930s and 40s, and others to work in the canneries built to process Cook Inlet fish. Coal provided fuel for homes.

After the Good Friday earthquake in 1964, the Homer Spit sank approximately 4 to 6 feet, resulting in the relocation of several buildings, and in the incorporation of Homer as a First Class City. Homer chose a council-manager form of government. By this time, Homer had become, and continues to be, the commercial and transportation hub of the southern peninsula.

The Spit continued to develop into a fishing center with port and harbor, and turned into a magnet for tourism and recreational opportunities. Pioneer Avenue became the downtown district, and continues with its homesteader look and feel, while another commercial business district near Bishop's Beach, Old Town, reflects a small, charming seaside ambiance.



Homer Stats

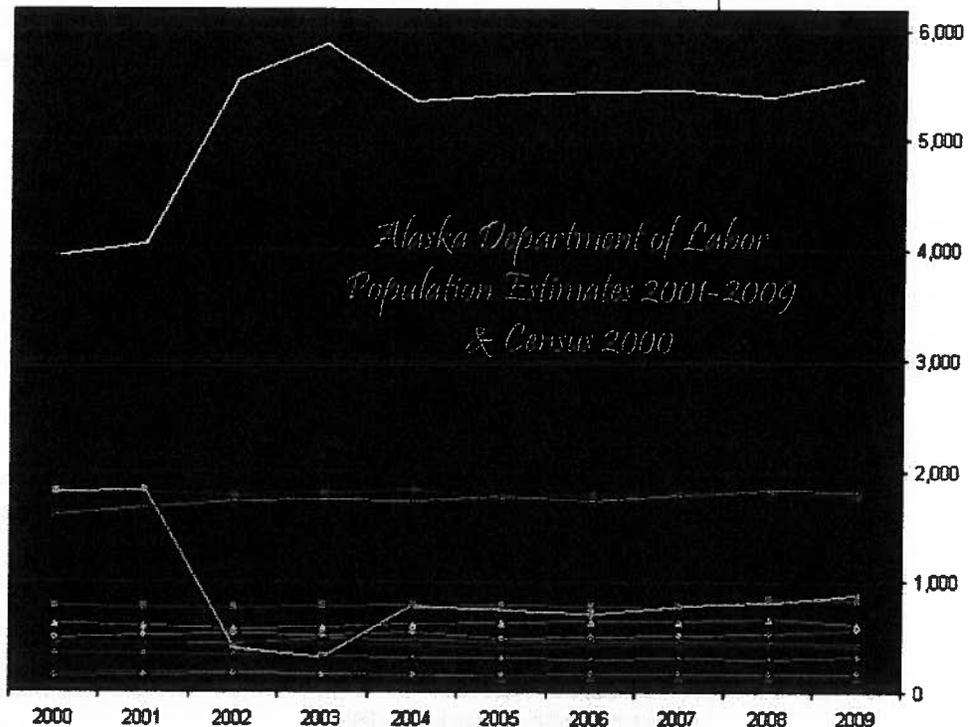
Alaska Department of Labor Population Estimates & Census 2000

AKDOL Estimates	2009	2008	2007	2006	2005	2004	2003	2002	2001	Census
Anchor Point CDP	1,772	1,808	1,785	1,794	1,756	1,831	1,809	1,780	1,809	1,845
Diamond Ridge CDP ^{1/3}	860	809	778	705	744	769	314	412	1,835	1,802
Fox River CDP	604	658	631	638	628	614	582	576	594	616
Fritz Creek CDP	1,818	1,834	1,777	1,734	1,764	1,733	1,743	1,734	1,663	1,603
Halibut Cove CDP	27	23	20	24	23	26	27	28	29	35
Happy Valley CDP	561	527	507	494	483	528	505	521	505	489
Homer city ^{1/2}	5,551	5,385	5,454	5,442	5,402	5,355	5,878	5,536	4,070	3,946
Kachemak city	430	450	460	463	460	471	478	433	426	431
Nanwalek CDP *	226	228	216	228	220	204	214	219	184	177
Nikolaevsk CDP	315	295	304	297	306	309	315	335	345	345
Ninilchik CDP	824	836	769	772	788	787	774	762	760	772
Port Graham CDP *	137	136	137	136	129	153	165	174	178	171
Seldovia *	407	420	423	413	391	423	430	449	435	430
Seldovia city	241	254	261	249	240	265	279	288	287	286
Seldovia Village CDP	166	166	162	164	151	158	151	161	148	144
	13,939	13,829	13,684	13,553	13,485	13,626	13,664	13,408	13,268	13,092
^{1/3} Homer annexed part of Diamond Ridge and all of Miller Landing 3/20/02.										
Kenai Peninsula Borough	53,578	52,959	52,230	51,467	51,269	51,239	51,454	50,682	50,082	49,691

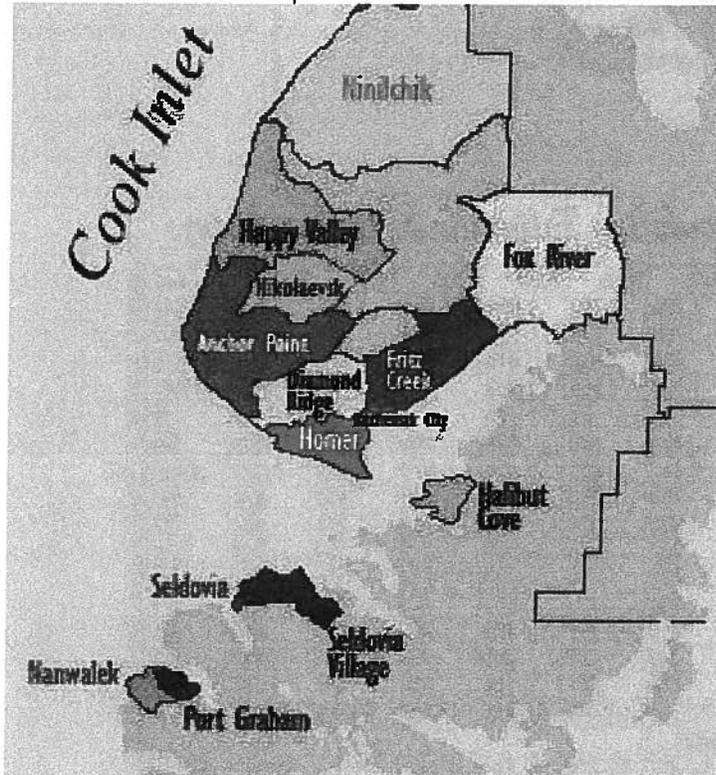
Census Designated Areas

- ◆ Anchor Point CDP
- ▲ Diamond Ridge CDP ^{1/3}
- ◇ Fox River CDP
- ▽ Fritz Creek CDP
- ▶ Halibut Cove CDP
- ◀ Happy Valley CDP
- Homer city ^{1/2}
- ▬ Kachemak city
- Nanwalek CDP *
- Nikolaevsk CDP
- Ninilchik CDP
- ✱ Port Graham CDP *
- ✱ Seldovia *
- Seldovia city
- Seldovia Village CDP

Lower
Kenai
Peninsula



Nestled on the north shore of beautiful Kachemak Bay, Homer lies 227 road miles south of Anchorage, on the southwestern edge of the Kenai Peninsula at the southernmost point of the Sterling Highway (AK-1) at 59.6° North Latitude and -151.5° West Longitude. Homer's area encompasses 15 square miles of land and 11.9 of water. In the maritime climate zone, tempera-



tures, moderated by the Pacific Ocean, fluctuate mostly in the 15 to 35 degree range in winter, and between 45 and 65 degrees in summer. Typically, anywhere from 20-25 inches of rain and 50-80 inches of snow fall each year.

The map notes Census-designated areas, and the table shows population trends for these same areas. The past decade shows a holding pattern in population for most of the lower Kenai Peninsula areas (as opposed to boom and bust patterns in the past), except for the transfer of residents due to annexation in 2002. The Alaska Department of Labor and Workforce Development prepares annual estimates based primarily on recorded births, deaths, and Permanent Fund Dividend applications. Estimates do not consider seasonal residents. In recent years annual growth rates have generally been less than one percent peninsula-wide.

Alaska's average age during Census 2000 was 32.4 years, up from 29.3 in 1990. The U.S. median age increased from 32.9 to 35.3 during the same time period. The median age for Homer was 38.8. [Additional Census 2000

Census Designated Areas of the Lower Kenai Peninsula

stats can be found in Appendix E.] In addition to baby boomers aging, retirees have discovered Homer's relatively mild climate (milder than most of the state), and its many amenities.

Top 10 Employers

(ranked by number of workers)

Kenai Peninsula Borough Schools

South Peninsula Hospital

Safeway

The Center (formerly Southern Peninsula Behavioral Health Services)

City of Homer

State of Alaska (excludes U of A)

Lands End Resort

Homer Senior Citizens

Homer Electric Association (HEA)

University of Alaska

Tax Rates

City Sales 4.5%

Borough Sales 3%

City Property 4.5 mills

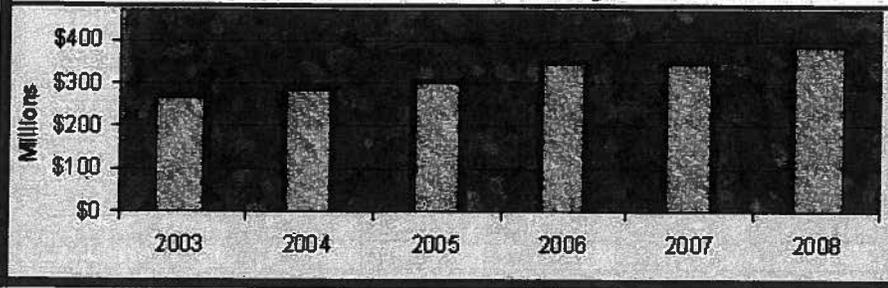
Borough Property 6.5 mills

South Peninsula Hospital 1.75 mills

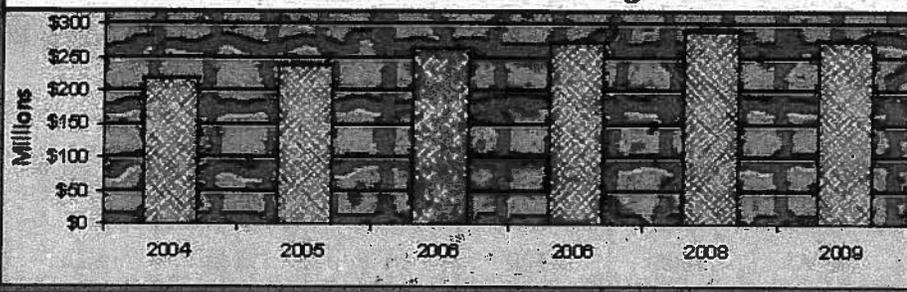
Kenai Peninsula College 0.10 mills

Alaska does not have a state income tax.

Homer Annual Gross Sales History 2003 - 2008



Homer YTD 9/30 Gross Sales History 2004-2009



Homer YTD 9/30 Gross Sales by Line of Business 2004-2009 - in \$

LOB	2004	2005	2006	2007	2008	2009	Annual Percent Change	Annual Amount Change
PROD	297,959	317,942	293,349	917,060	142,950	219,331	53.4%	76,381
SALES	71,747,025	74,569,796	77,730,632	80,921,651	84,903,535	89,306,521	5.2%	4,402,986
CONST	19,055,255	28,844,628	34,523,528	33,177,400	24,620,541	21,538,692	-12.5%	-3,081,849
PROP	9,950,313	9,860,700	10,479,528	12,728,162	14,548,952	11,170,054	-23.2%	-3,378,898
TOUR	31,144,578	33,216,637	35,889,582	35,705,491	33,987,218	20,301,278	-40.3%	-13,685,940
SERV	21,291,321	23,322,146	27,519,911	33,523,786	34,155,735	33,901,635	-0.7%	-254,100
PROF	7,143,780	6,084,610	6,010,015	7,374,535	5,903,381	6,862,092	16.2%	958,731
UTIL	23,576,229	25,630,606	31,270,195	24,458,300	31,624,519	39,392,253	24.6%	7,767,734
MANU	4,583,761	4,490,929	4,673,671	5,668,856	5,655,347	5,089,730	-10.0%	-565,617
TRAN	3,872,658	3,635,160	4,301,751	5,583,821	14,765,023	11,713,239	-20.7%	-3,051,784
WHLS	22,084,482	25,614,151	28,066,696	29,160,482	35,572,756	31,462,287	-11.6%	-4,110,469
GOV	3,071,976	3,171,401	3,175,292	3,223,067	3,435,890	3,615,944	5.2%	180,054
TOTAL	217,819,337	238,758,706	263,934,150	272,442,611	289,315,827	274,573,056	-5.1%	-14,742,771

At the time of printing this document data from the Kenai Peninsula Bureau's Situations and Prospects was available through September 30th, 2009. In order to include the latest data and examine 2009 trends, we show a comparison of year-to-date data through 9/30 for the years 2004-2009. Gross sales are down from 2008, yet still higher than 2007. Tourism sales showed the greatest drop and Production the greatest increase.

Homer Annual Taxable Sales by Line of Business 2003-2008 - in \$

LOB	2003	2004	2005	2006	2007	2008	Annual Percent Change	Annual Amount Change
PROD	81,146	98,715	114,749	118,806	131,974	111,890	-15.2%	-20,084
SALES	61,814,637	64,566,619	65,900,008	70,072,643	75,219,488	88,639,102	17.8%	13,419,614
CONST	1,195,200	1,047,393	1,001,934	1,005,362	1,135,005	1,501,889	32.3%	366,884
PROP	5,624,621	6,270,308	5,972,735	6,263,545	7,424,677	7,987,267	7.6%	562,590
TOUR	25,461,636	28,294,331	29,762,284	31,954,906	33,470,820	23,196,100	-30.7%	-10,274,720
SERV	14,256,639	14,789,755	14,799,085	15,376,105	18,504,558	18,898,404	2.1%	393,846
PROF	2,351,152	2,386,438	2,411,633	2,578,844	2,718,444	2,886,153	6.2%	167,709
UTIL	3,561,037	3,464,301	3,855,271	4,456,860	4,496,375	4,886,007	8.7%	389,632
MANU	1,276,489	1,267,771	1,121,485	1,149,768	1,567,291	1,581,031	0.9%	13,740
TRAN	1,101,874	717,019	679,313	735,429	624,681	704,654	12.8%	79,973
WHLS	11,340,673	13,251,309	15,190,505	15,733,320	17,128,509	18,385,963	7.3%	1,257,454
GOV	3,664,092	3,821,622	3,948,647	3,939,804	4,079,127	4,232,334	3.8%	153,207
TOTAL	131,729,198	139,975,581	144,757,649	153,385,392	166,500,949	173,010,794	3.9%	6,509,845

Homer YTD 9/30 Taxable Sales by LOB 2004-2009 - in \$

LOB	2004	2005	2006	2006	2008	2009
PROD	78,115	95,183	102,751	107,764	98,490	141,809
SALES	50,496,708	51,561,106	54,580,321	58,603,289	61,455,269	55,841,187
CONST	803,003	763,134	732,525	822,757	1,011,045	738,226
PROP	4,912,679	4,650,701	4,858,898	5,721,266	6,721,453	6,192,469
TOUR	25,289,634	26,603,266	28,648,121	30,222,474	29,320,245	16,195,480
SERV	11,531,115	11,435,201	11,873,911	14,555,232	14,451,334	14,529,472
PROF	1,826,232	1,858,856	1,970,309	2,073,040	2,000,227	2,007,149
UTIL	2,691,148	2,542,618	3,213,613	3,406,705	3,506,495	4,337,991
MANU	1,043,911	900,271	932,656	1,278,801	1,300,070	1,204,826
TRAN	572,393	557,075	599,253	476,608	557,637	451,514
WHLS	20,305,041	11,725,590	12,292,512	13,327,806	13,130,081	11,936,171
GOV	3,071,976	3,171,401	3,117,537	3,193,310	3,418,211	3,615,944
TOTAL	122,621,955	115,864,402	122,922,407	133,788,852	136,970,557	117,192,238

KPB taxable sales improved by 6.2% breaking the billion dollar threshold for the first time with sales totaling \$1,026,854,330 during 2008, a gain of \$59,663,343, as all jurisdictions experienced increased sales – which makes the downturn in 2009 appear more severe.

The downward cycle in tourism taxable sales began in 2007, and continued through September 30th, 2009 (latest available data). Homer will have new revenues from cruise ships arriving in 2010, and the Hoka Hey Challenge participants, who are forecasted to be the largest group ever to visit the “End of the Road.”



The Number of Establishments by Industry 2007 is the latest data available for Zip Code 99603 and is published by the U.S. Census Bureau. The annual payroll steadily increased from 1999 to 2007, though it is not adjusted for inflation. The number of employees also rose, overall.

Business Patterns for Zip Code 99603

Year	# Employees	Annual Payroll	# Estab.
1999	2,130	\$58,927,000	455
2000	2,273	\$61,452,000	463
2001	2,182	\$63,142,000	441
2002	2,258	\$66,948,000	461
2003	2,510	\$71,754,000	458
2004	2,461	\$74,273,000	468
2005	2,447	\$79,907,000	461
2006	2,623	\$82,154,000	488
2007	2,592	\$86,323,000	505

Employment in service LOB's (Lines of Business) accounts for 55.4% of total KPB employment with 10,341 of 18,663. These employees earn an average of \$2,253 per month. Alaska's unemployment rate in December 2009, was 8.8%, while nationwide, the rate was 10%, and on the peninsula, 12.3%.

Homer claims to fame include being known as the "Halibut Fishing Capital of the World," "Cosmic Hamlet by the Sea," and the "End of the Road," along with a reputation as an arts mecca, and noted for its homesteader population, nearby Russian villages, across the bay Native communities, and a counterculture subculture; i.e., barefooters and Brother Asaiah. More recently, a growing number of retirees and "lone eagle" telecommuting professionals/entrepreneurs are choosing to live in the area because of Homer's desirable "quality of life" or "quality of place".

Number of Establishments by Industry 2007

Industry Code Description	# Estab.
Total	505
Forestry, fishing, hunting, and agri	44
Utilities	1
Construction	71
Manufacturing	17
Wholesale trade	10
Retail trade	71
Transportation & warehousing	51
Information	8
Finance & insurance	12
Real estate & rental & leasing	14
Professional, scientific & technical ser	23
Admin, support, waste mgt, remediation ser	15
Educational services	5
Health care and social assistance	45
Arts, entertainment & recreation	16
Accommodation & food services	65
Other services except public administration	33
Unclassified establishments	4

Summary of the draft Homer Comprehensive Plan Guidelines from the Economic Vitality Chapter

Maintain and grow Homer's strong economic industries including fishing, marine trades, mariculture, shipping, tourism, education, arts, entertainment and culture. Encourage the creation of more year-round living wage jobs, including government jobs and training programs, and technology related businesses. Support regional renewable and non-renewable energy exploration and production, while preserving the quality of life and positively supporting the unique character of the community. Provide affordable housing.

I Fishing Marine Trades and Port & Harbor Development

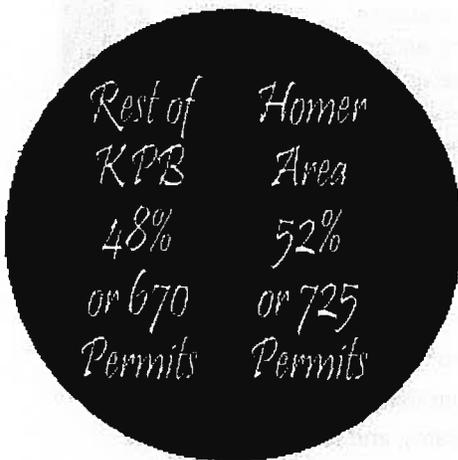
“There are two types of fishermen – those who fish for sport and those who fish for fish.”

—Author Unknown



- Anchor Point
- Fritz Creek
- Halibut Cove
- Nanwalek
- Nikolaevsk
- Ninilchik
- Port Graham
- Seldovia

The pie chart below shows the percentage of permits held by residents in the Homer area for all types of fish. The pie chart above shows the proportion of permits by communities within the Homer area.



Commercial harvest and processing of fish in the Kenai Peninsula Borough includes five species of salmon, halibut, three species of crab, shrimp, clams, scallops, herring, and various groundfish. More recently, farmed oysters, mussels, seaweed, sea urchin, sea anemone, and various other seafood products opportunities are in various stages of development.

The Homer port and harbor serves as the focus for all commercial fishing activity in the lower Kenai Peninsula, and is home-port to Alaska’s largest fleet of halibut sport-fishing charter boats. Over 700 charter and commercial boats operate year round, growing to 1,500 in the summer months.

Flowing a constant money stream to the local economy from all boats, Homer’s port and harbor currently supplies 6,000 feet of transient moorage and 920 stalls, mostly leased out with a waiting list for all stall sizes except for the smallest (18 ft.). Dollars spent annually due to port and harbor activities: \$75 million locally and \$95 million peninsula-wide, contributing approximately 1,200 jobs (including seasonal and part-time). Two hundred boats per day launch at the height of the summer season.

Eight cranes make it convenient for boats to deliver their catch 24 hours a day to the Fish Dock. Commercial fishing remains the top employer in the Homer area with 52% of all Cook Inlet fishing permits and over 720 crewmembers in 2008. Estimated gross earnings from salmon fishing for Homer in 2008 were \$30,429,620. Over 12 million pounds of halibut were delivered to KPB ports in 2009. Sablefish fishers, a third major player, have preliminary reports of over 6 million pounds brought to KPB ports on 417 reported landings. Homer had 161 landings and received 1,825,752 pounds.

City harbor staff reports an upswing in the use of the Deep Water Dock by both barge and freight shipments, and staging for ship repairs. The Army Core of Engineers is conducting a feasibility study on expanding the deep water dock, which would need to be twice as long and twice as wide to support larger container deliveries. An East



Boat Harbor project is in the feasibility/conceptual design stage. According to the Harbormaster, harbor development would bring in more industry and its accompanying jobs and economic benefits.



The public-owned and operated Fish Dock and Ice Plant encourages the open market place atmosphere which attracts more people in the fishing industry to Homer, and nets them better prices. Recently, harbor staff negotiated a contract with a provider that will bring a quality high speed Internet service to the harbor, further enhancing the infrastructure needed to attract and retain business. Staff is working to better utilize current available moorage space by encouraging derelict vessel removal.

To complement the large commercial and sport fishing industries, Homer boasts the largest group of trades persons and services in the state with welding, fiberglass, canvas work and electronic services from more than 100 marine support businesses. Boat building companies offer custom-made aluminum, wood and fiberglass sea-going vessels.

Projects from the 1999 Overall Economic Development Plan (OEDP) completed in the past 10 years

- ◆ The KPEDD (Kenai Peninsula Economic Development District) helped oyster farmers secure funding for a new building on the Spit.
- ◆ Kevin Bell Ice Arena was built on the Spit with public/private/non-profit support, and is operated by the Homer Hockey Association. Plans are in process to replace the base flooring to expand the potential uses of the facility; i.e., host trade shows, events, and conventions in the off season.
- ◆ Pioneer Dock – completed in 2002 replaced the old wooden Main Dock, and is utilized by the Alaska Marine Highway System and Coast Guard.
- ◆ An overslope development ordinance was introduced.

Strategies from 1999 Plan & Public Input (being considered in the new Spit Comprehensive Plan, currently under development)

Encourage commercial and industrial enterprises in traditional industrial areas in and around the harbor that do not pollute or infringe on recreational opportunities.

Maintain and promote the natural beauty of the Spit. Implement separate building, architectural, and landscaping standards for all City, commercial and private property on the Spit. Balance open space and recreation uses.

Encourage Parks and Recreation funding with primary emphasis on input into design, construction and maintenance of Spit parks.

Evaluate the safety of lodging and camping on the Spit in tidal wave areas.

Encourage protection of the natural environment. Ensure protection of wetlands. Pursue grants available through State and Federal agencies for habitat acquisition.

Plan for future transportation needs on the Spit. Consider a City-subsidized shuttle, and park and ride system. Create and enforce more stringent parking controls. Consider private parking concessions in established parking zones that are identified by signs and handouts. Consider additional off the Spit parking, camping/RV parking facilities.

Explore the expansion of usable ground by filling non-critical habitat with dredge spoils to a common elevation.

Consider rezoning the area along the spit road from Happy Face restaurant south to the intersection with Fish Dock Road to Marine Commercial.

Create a coherent plan to develop the overslope.

Consider a fishing pier.

Research additional fishing and seafood stocking options.

Support creation of a Maritime/Boat Museum.

Consider a toll gate at the base of the Spit.

Introduce parking fees at the fishing lagoon to help pay for stocking it.

Business Ideas

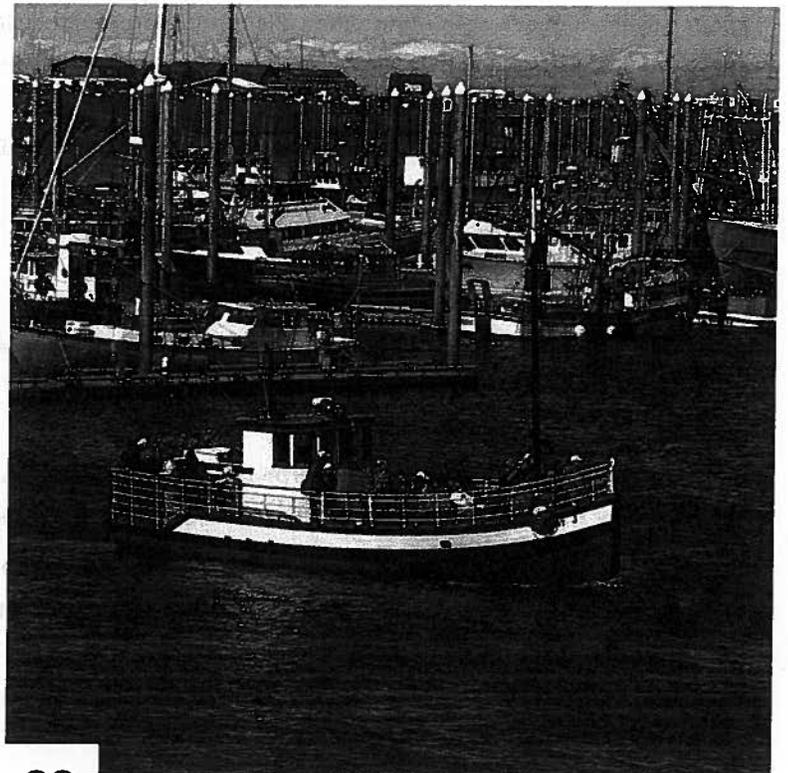
- Value-added seafood products (Alaska mostly exports its natural resources, when there are jobs to be had in processing.) Examples: Salmon/halibut skin products & smoked oysters

- Fish waste to... fertilizer... or aquaculture feed market... or biofuels

- Harvesting and processing of under or non-utilized seafood natural resources – octopus, finfish, sand fish, urchins, scallops, mussels, clams, seaweed, etc.

- Organize Co-op container shipping and receiving to reduce costs for businesses and individuals

- Organize Co-op selling of fish and seafood products to locals and tourist market





II Education

Education is not filling a bucket but lighting a fire.
—William B. Yeats

Kenai Peninsula College's Kachemak Bay campus serves as the focal point of the University of Alaska's programs and services on the southern Kenai Peninsula. Making Homer more of a college town and expanding vocational education received the most votes in the public forums on economic development during the fall of 2009. To support expansion, the college would need for the private sector to develop student housing and meal plans.

Many economic and community benefits would ensue from expansion of the college. College graduates make about \$22,000 more per year than workers without college degrees, and people with graduate degrees bring home an additional \$37,000 to \$57,000 per year. According to a 2009 article in *Forbes* by Jacqueline Detwiler, the top five small towns with the highest education levels have avoided the unemployment rates and impoverished school districts that characterize many other small towns. Furthermore, studies show that the more education people receive, the more money they contribute to charities, the more active they are in their communities, and the more likely they are to remain and raise healthy families. No wonder Homer's higher than average educated populace supports so many nonprofit organizations. There are over 100 nonprofits registered in the area, though not all are active in the community.

Borough impact for Kenai Peninsula College FY08: \$10.4M direct spending with an additional \$5.4M in economic activity, along with an \$11.1M payroll, 346 jobs, and \$2.3M spent on goods/services benefitting 200+ borough businesses. A recent McDowell Group study found a return of \$4.44 for every dollar invested in the college. Both Kenai Peninsula College enrollment and completed credit hours increased from 2007 to 2008. Enrollment at the Kachemak Bay Campus in Homer increased from 422 in fall 2008, to 522 in fall 2009.

Many policymakers advocate for community college leaders to develop organizational structures that bring workforce training into the mainstream of their institutions. Increasing vocational education offerings in the high schools would have an impact, is a recommendation by

Communities Project interviewees. Certainly, private/public partnerships could aid in the development of educational and workforce training opportunities.

One long-term strategy gaining increasing attention, shown to produce great returns on the amount invested, is investing in early childhood education. A child's readiness for school is a strong indicator of how he or she will fare in life. For this reason, economists say that investments in early learning yield huge returns to society. Every \$1 spent on high-quality early childhood programs for disadvantaged children results in \$7 to \$9 in future savings to the communities that do the investing, according to Robert Duggar (based on research by Masse and Barnett). His argument is supported by a study of the Elmira Prenatal/Early Infancy Project, which found that for high-risk groups of children enrolled in the Project, there was a \$6.92 return for every \$1 invested.

According to Jack P. Shonkoff, MD, chair of the National Scientific Council on the Developing Child, "The early years of life matter because early experiences affect the architecture of the maturing brain. As it emerges, the quality of that architecture establishes either a sturdy or a fragile foundation for all the development and behavior that follow. Getting it right the first time is easier than trying to fix it later."

Poorly trained personnel (whose low salaries provide short-term cost savings) compromise the effectiveness of preschool education programs and diminish the ultimate returns that can be achieved from subsequent K-12 investments. The costs of ignoring these problems keep rising as time passes. Human development builds on each prior stage, beginning at the beginning. In fact, in both the fields of education and health, we now understand the immense benefits and cost savings of prevention.

Projects from the 1999 Plan completed in the past 10 years

- ◆ Community Learning Center Program offered through the Community Schools.
- ◆ Pratt Museum educational programs and exhibitions – Pioneers of Alaska display at city airport terminal.
- ◆ Promote maximum utilization of existing educational agencies and construction of new Kachemak Bay Campus facilities – Campus addition completed.
- ◆ New Public Library building completed in 2006. This building was awarded LEED Silver certification by the U.S. Green Building Council.

Ongoing Projects from the 1999 Plan

- Continue to encourage both the University of Alaska, Alaska Pacific University and others to expand and offer onsite and distance delivery accredited higher educational, vocational and continuing educational opportunities.
- With its reliance on the sea, Homer is especially suited for marine education and research. Many groups offer monitoring and advocacy services on behalf of Kachemak Bay. Continue



to support these groups, and organizations providing classroom and hands-on learning opportunities; i.e., Pratt Museum, Center for Alaska Coastal Studies, Islands and Ocean Center, and so forth.

Strategies from 1999 Plan & Public Input

Support pursuit of educational opportunities by assisting with grant writing, funds, staff, support as available, Homer City Council resolutions of support, etc.

Promote Vocational Education/Workforce Training.

Establish study centers that naturally fit Homer in addition to marine and mariculture; e.g., tsunami, forestry, wildlife, etc.; cultural studies centers; institutes for studying wind, weather, glaciers, volcanoes, and climate change (since Alaska experiences effects earlier); and training centers for air/sea rescue, emergency response (police, fire, paramedic, Coast Guard). Support studies to survey shorebirds, etc.

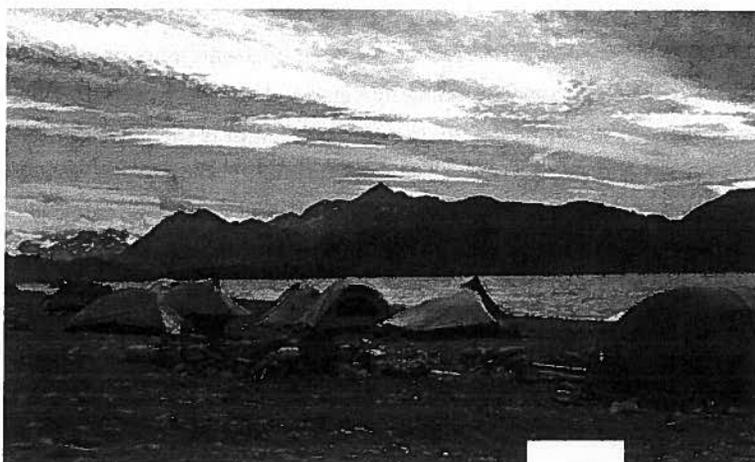
Establish a Marine Institute or Academy.

Support Head Start, Birth to 3, and other programs supporting education from birth on.

Work with High School Students: Guidance with doing a peer survey about their futures and community involvement; Entrepreneurship Program; Basic Life/Financial Skills Training, etc.

Business Ideas

- Tutoring from birth on (include languages from birth) could perhaps get some grant funding for lower income family support
- Outdoor and Adventure Learning, Wilderness survival school
- Training in Wilderness Management
- Education programs in Complementary Therapies (Modalities)
- Pre-School Teacher Training Program
- Film School





III Tourism and the Arts

Tourism

“The most powerful argument of all for saving open space is economics. In most states, tourism is the number two industry.”

—Jim Fowler

Surrounded by majesty, wilderness and water, Homer naturally attracts visitors and new residents, who are treated to far more than amazing scenic vistas of glaciers and volcanoes and mountains and streams and lakes and bays and islands and woods. A quaint hamlet, an interesting and involved community, recreational and entertainment opportunities galore, good local restaurants and renowned art, wilderness lodges, eco-tours, bird watching, bear and other wildlife viewing, shops and galleries, an award-winning museum, educational opportunities for the whole family, and the bounty of the bay all beckon. In addition, Homer is the jump off point to several national and state parks and refuges: Alaska Maritime National Wildlife Refuge, Katmai National Park, Kenai Fjords National Park, Lake Clark National Park and Preserve, Kenai National Wildlife Refuge, and Kachemak Bay State Park.

The Kenai Peninsula Borough Situations and Prospects reflects conservative estimates about visitor industry data because the classification system changed in 2002, is limited to accommodations and food services, and does not include the self-employed or recreational services. Gross sales figures steadily increased from \$17,870,679 in 2001, to \$28,543,766 in 2008 with a slight



dip from 2006 to 2007. Homer Visitor Center counts fluctuated from 7,891 in 2001, to 11,215 in 2008, and 8,550 in 2009. The Pratt Museum hosts approximately 35,000 visitors each year from 47 different countries (not including tour groups or school field trips). The Department of Commerce estimates approximately 500,000 people visit the Kenai Peninsula each year, with at least one fifth journeying to Homer.

Homer welcomes visitors each year, both from out of state and in-state, where many refer to Homer as the "Playground of the State." Many tourist-oriented businesses are locally owned and operated, meaning the revenues earned circulate over and over again in the local economy.

Guiding by water taxable sales increased 9.4% from 2007 to 2008, and grew overall from \$4,726,167 in 2003, to \$8,723,101 in 2008. Guiding by land taxable sales decreased 15.4% from 2007 to 2008, but grew overall from \$11,571 in 2003. to \$31,032 in 2008.

A study of rural counties of Idaho, Montana, and Wyoming; and in the Greater Yellowstone Region found that certain ecological and amenity variables explained a significant portion of the variation in population growth. The researchers concluded that any model for rural population growth and policies designed to aid rural development in the West should take into consideration the role that amenities play in attracting and retaining people (and their businesses). In other words, an informed rural economic development strategy needs to ensure the protection of the natural environment. The tourism industry depends on protecting the beauty and natural resources that attract visitors each year to Homer.

Tourism industry development will require more than regional collaboration; it depends on state-wide and federal collaboration. Alaska's economy has been, and still is, dependent on resource extraction, with its associated costs and benefits. As Alaska and other parts of the world deal with the impacts of an economic recession, there is a risk that short-term fixes will be adopted with inadequate consideration of long-term costs, including environment costs. The world is getting smaller. Most people in the world do not have access to any wilderness. Alaska's most precious renewable asset is its natural environment – an asset that will only increase in value with the passing of time – if it is protected.

Tourism in its many forms – sightseeing, ecotourism, wilderness exploring, wildlife viewing, outdoor education, outdoor leadership training, reflection retreats, spa retreats, health renewing retreats, experiences with our many different Alaskan cultures, and an abundance of land and water-based recreational activities year-round – will thrive with sustainable management of access, usage and infrastructure of our natural environment. More compelling

reasons to not compromise our habitat are the importance of respecting Alaska's traditional and subsistence cultures, and the need to nurture our local food sources.



The Arts

“When it comes to economic development, I think about two kinds of individuals who make an essential contribution to any economy: entrepreneurs and artists. Why? Because entrepreneurs and artists each create something new...and this is what actually grows an economy.”

—Valerie Grigg Devis, Washington State Arts Commission

The arts create jobs, attract “cultural creatives” or “knowledge-based workers,” generate tax revenues, and stimulate tourism and consumer purchases, which brings in “new” money that repeatedly circulates in the local economy. Homer bears the distinction of being listed in “The 100 Best Art Towns in America” by John Villani.

The arts can yield... “increased academic performance, reduced absenteeism, and better skill-building. An even more compelling advantage is the striking success of arts-based educational programs among disadvantaged populations... For at-risk youth, that segment of society most likely to suffer from limited lifetime productivity, the arts contribute to lower recidivism rates; increased self-esteem; the acquisition of job skills; and the development of much needed creative thinking, problem solving and communications skills... they become economically self-sufficient over the long term, rather than becoming a financial strain...”

—Issue Brief of the NGA Best Practices Economic & Technology Policy Studies

According to a Best Practices Issue Brief of the National Governor’s Association (NGA):

“Arts programs have served as components of high-impact economic development programs by assisting state and local government in:

- Leveraging human capital and cultural resources to generate economic vitality in under-performing regions through tourism, crafts, and cultural attractions;
- Restoring and revitalizing communities by serving as a centerpiece for downtown redevelopment and cultural renewal;
- Creating vibrant public spaces integrated with natural amenities, resulting in improved urban quality of life, expanded business and tax revenue base, and positive regional and community image; and
- Contributing to a region’s ‘innovation habitat’ by simultaneously improving regional quality of life – making communities more attractive to highly desirable, knowledge-based employees – and permitting new forms of knowledge-intensive production to flourish.”

The Arts and Education

According to Thomas L. Birch at the National Assembly of State Arts Agencies...

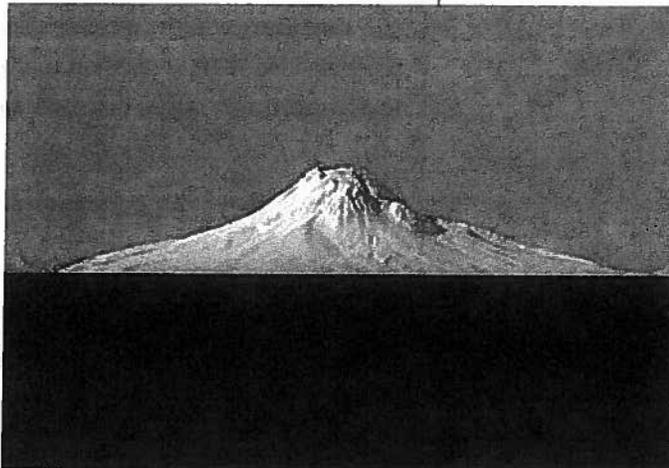
- Research shows that children who study the arts demonstrate stronger overall academic performance...
- Arts programs improve students’ self-confidence, build communication and problem-solving skills, and prepare young people to be the resourceful and creative problem solvers that employers seek for today’s work force.
- The arts develop the kinds of innovative minds and creative skills drawn upon by the entertainment, advertising, design, technical, scientific and other industries that enable businesses to compete successfully in the 21st century workplace.



The Arts and Health Care

The Thomas Birch report also noted that...

- The arts offer an innovative solution for addressing the rising costs in Medicare and health care insurance for an aging population. Research in recent years has found that engagement in the arts among older people supports physical, mental and emotional well-being and eases some symptoms of illness, including dementia.
- Studies have found that those involved in the arts reported better overall physical health and fewer doctor visits than those not involved. They also reported fewer falls, better scores on depression and loneliness scales, reduced use of medications, and overall reduction in the factors that drive the need for long-term care."



Art and culture thrives in Homer with musicians playing at events and bars, art lovers exploring a variety of galleries, especially on First Fridays, writers reading at coffeehouses, and actors performing at Pier One or the Mariner Theatre. In addition, art festivals and events create venues for artists and attract visitor and local dollars alike.

Homer arts events sponsored by nonprofit organizations generated \$2.6 million and 83 fulltime equivalent jobs, according to a 2005 Americans for the Arts study. Consumer studies show that as we grow older, our spending patterns shift from "stuff" to "experiences." Being known as an arts town increases tourism and contributes to Homer's "Quality of Place," thereby attracting knowledge-based entrepreneurs.

Projects from the 1999 Plan completed in the past 10 years

- ◆ Support Chamber tourism committee and renovation of Chamber visitor center facilities – new facility completed.
- ◆ Review City's promotional tourism budget – Chamber has received City funding support for marketing.
- ◆ National Maritime Wildlife Center (Alaska Islands and Ocean Center) was built in Homer.
- ◆ City leases building on Spit to Pier One theatre for \$1.00 a year.
- ◆ City enacted a 1% for the Arts program for new City facilities. Public Arts Committee also established.

Ongoing Projects from 1999 Plan

- Promote winter activities – winter king fishing tournament, ice skating facility, cross-country ski races.

- Promote additional parks, campgrounds, interconnecting trails, adequate parking at trailheads, recreation facilities and upgrade existing parks and campgrounds – Spit Trail to be completed in 2010.
- Consider Homer as a cruise ship port of call/destination – additional cruise ship visits are scheduled for 2010. Discussion continues regarding whether Homer should target smaller cruise ships in particular rather than both large and small.

Strategies from 1999 Plan & Public Input

Promote Homer as an "Arts Center of Alaska."

Support organizations that promote the arts through festivals/fairs/bazaars/exhibitions and other events.

Establish a cultural, multi-use center – could be clearinghouse of community services information, also.

Support working artist studios open to the public in the downtown district – perhaps in one of the four buildings considered to be candidates for the National Historic Register.

Initiate a bed tax to benefit locals and infrastructure needs due to tourist usage.

Develop seasonal signage to educate and direct the RV traveler to parking on Pioneer Ave.

Work with regional, state and federal planners to create a Comprehensive Plan for Sustainable Protection, Development and Management of Alaska's Natural Environment to benefit locals, visitors and future generations with a focus on conservation, subsistence, recreation, research, education, and a myriad of opportunities to experience nature. "Build it and they will come."

Strategies for the Chamber of Commerce & Visitor Center from 1999 Plan & Public Input

Promote Homer with national and international tour companies; i.e., familiarization tours.

Promote the construction of a conference center. Employ tourism and convention marketing/PR director. Promote eco-tourism marketing opportunities in conjunction with parks, wilderness lodges and other agencies. Create more carnivals, festivals, special events (e.g., shorebird festival) – especially in the shoulder seasons. Coordinate with Kenai Peninsula Tourism Marketing Council. Encourage competitive events, such as the Arctic Winter Games, state snowmobile races, Tang-cup competition, etc. Coordinate regional school athletic events to encourage longer stays.

Consider a Quilting Show Event – perhaps in the shoulder season – September or May.

To attract retirees: Define potential markets, such as military, education, and other government retirees. Develop response/tracking system for eligible retirees, such as Chamber lists. Locate available land and identify government incentives for housing and recreation.

Review Americans with Disabilities Act and access issues for such activities as retail business, charter boats, hotels, breakfast establishments, and transportation.

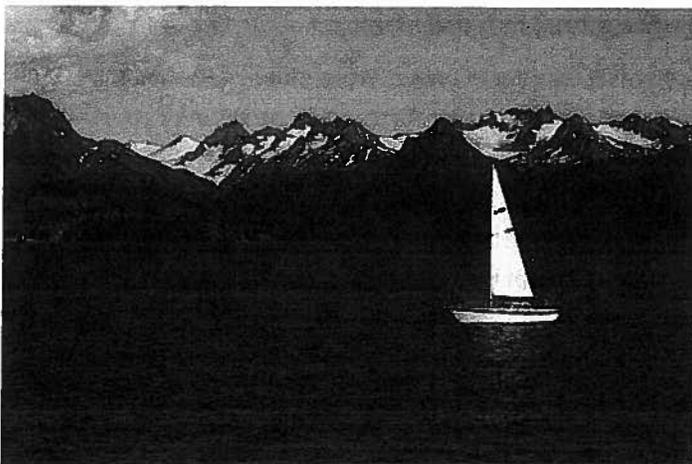
Market Homer to the inflight magazines of major airlines.

Homer needs to declare itself the "bear viewing capital of the world."

Birders from all over the world are attracted to Homer. Homer has a lot of facilities (B&B's, charter boats, etc), that birder's use. Advertise in birding magazines.

Business Ideas

- Create package tours.
- Begin commercial tours of the area – local products, marine, cannery and harbor tours, etc.
- Develop cross-country and downhill skiing, snowmobiling, winter fishing, wildlife photography, and other winter activities.
- Explore eco-tourism, adventure-based tourism, educational programs and activities for all age groups including activities like kayaking, beachcombing, bird watching, wilderness lodging, cross country skiing, snowshoeing, and horseback riding. Educational tours could bring in volunteers to help in local projects like trail building or Habitat for Humanity or Research Reserve projects. Encourage small Ecotour boats rather than giant tour boats with greater impacts on the bay. Host Elderhostel trips.
- Work with downtown (Pioneer) merchants, Old Town merchants and Spit merchants, to promote their image and identity, with functional and attractive signage, landscaping and connections to benefit all.
- Publish a restaurant guide (online and printed) with menus for the area.
- With Homer's spas, variety of alternative health providers, and healthy activities, Homer could capitalize on these assets and become an Alternative Health destination. Workshops in alternative health care, weekends at a spa combined with kayaking or hiking, self-improvement seminars, and a variety of activities centered around healthy living and healthy recreation could spawn a whole new area of visitation to Homer. Restaurants and B&Bs could provide special, local diets that fit into teaching about health.



IV Health Wellbeing & Recreation

**“The greatest wealth is health.”
—Virgil**

“Health is a state of complete physical, mental and social well-being, and not merely the absence of disease or infirmity.”

—World Health Organization, 1948

According to the National Association of County and City Health Officials (NACCHO), an increase in disparity between rich and poor in a society is associated with decreased overall health status, which is exactly what has been occurring in the United States. In addition, our food and water supply is increasingly contaminated with drugs from wastewater, pesticides, herbicides, fungicides, chemical fertilizers, food additives, depleted soils, treatment of farm animals, and so forth.

The SKP Communities Project found that about 27% of surveyed residents in Homer do not have any health insurance. Many who do, only possess catastrophic coverage. The top three health concerns described by respondents were alcohol and drug abuse, and being overweight. When queried about the top three health issues in their own families, the responses differed: lack of exercise, being overweight and high cholesterol.

The health assessments by the Communities Project identified a paradigm shift in healthcare toward prevention and wellness. Ill health affects every community's pocketbook in so many ways. The emerging fields of prevention and wellness offer research and development possibilities, along with numerous business and job opportunities, not to mention better health and vitality. The effects of obesity, environmental toxicity, lack of recreation, and poor food and drug habits cost our society dearly, in terms of the economy and our general welfare and happiness.

The health industry, however, benefits the local economy by providing jobs and purchasing goods and services. In addition, retirees tend to locate in communities with hospitals and/or an accessible transportation network. South Peninsula Hospital in Homer reflects a unique partnership between the Kenai Peninsula Borough (service-area tax support for the facility and capital investments), City of Homer (for the land), and SPH, Inc., (the non-profit organization which provides



the healthcare). Licensed for 22 medical beds and 28 nursing home beds, the hospital employs over 300 local residents, contributing over \$12,000,000 annually in payroll alone. Combined with service contracts, materials acquisition, and leases, the hospital exerts a significant impact on the local economy. The Center, formerly South Peninsula Behavioral Health Services, Inc., is also on the list of Top Employers in Homer.

Projects from the 1999 Plan completed in the past 10 years and Ongoing Projects

- ◆ Encourage development of a covered ice rink and solicit ice hockey and figure skating competitions – Kevin Bell Ice Arena built with public/private/non-profit support; operated by Homer Hockey Association.
- ◆ Encourage development of public or private roller blade/skateboard area – City assisted in raising funds for a skateboard park – operated as a City facility.
- ◆ Support ongoing funding for staff at Parks & Recreation Department. City's Parks Division has one fulltime employee.
- ◆ Expand easy-access (drive to, walk to) fishing opportunities and handicapped access for recreational activities – Fishing Lagoon has been modified to accommodate.
- ◆ Develop baseball/soccer fields and solicit tournaments – underway at Jack Gist Park.
- ◆ Improve geriatric medical services. Support hospital and local health care providers. Hospital expansion completed and renovations continue.

Strategies from 1999 Plan & Public Input

Participate with the Community Health Improvement Plan being developed in Winter 2010, by the SKP Communities Project. Their health assessments of our area are available on their website – especially note the recommendations at the end of the report.

Establish a youth recreation center, perhaps as part of a community center.

Consider how to measure wellbeing and quality of life in Homer – a Homer Happiness Index or Scale.

Evaluate the possibility of a local community-based co-op health insurance plan.

Increase bike paths and trail systems to encourage people to exercise in their town connected by trails.

Survey students and involve them in beginning their own program to encourage healthy choices, fun, and finding a passion.

Create a trail from McDonalds along city side of Beluga Slough to join the Beluga Slough Trail.

Lobby the state for federal funds to develop Kachemak Bay State Park on this side of the bay.

Support organic and local food choices.

Improve the quality of our drinking water and prepare for future needs.

Reduce adverse environmental impacts to our habitat.

Consider taxing junk foods and substances; i.e. sodas, candy, chips, caffeine, nicotine, and over the counter drugs. (Keep on not taxing fresh and local food.) Be the first in the country to make this statement that Health Matters.

Legalize and tax Marijuana.

Business Ideas

- Develop winter recreation opportunities
- Offer Wellness, Fitness and Prevention Services and Retreats
- Personal Training and Coaching
- Nutritional Counseling





V Forestry Construction & Transportation

“There exist limitless opportunities in every industry. Where there is an open mind, there will always be a frontier.”

—Charles F. Kettering

Forestry

The second largest National Forest is the Chugach National Forest, a 5.9 million acre forest in south central Alaska, south and east of Anchorage, encompassing the Prince William Sound area and much of the Kenai Peninsula. A mix of coastal Alaska rain forests and Interior boreal forests grows here. The low-lying southern and western portion of the peninsula supports commercial quality forests dominated by Lutz spruce, a hybrid of white and Sitka spruce. In the 1990s, harvest activity dramatically increased in response to the largest known spruce bark beetle infestation in North America.

The timber regions are managed by four landholders – the federal government, 51%; state, university and local governments, 25%; Native corporations, 24%; and other private landowners, 0.4%. Most of the commercial timber harvest is in the coastal zone, primarily on federal and Native corporation land. The primary market for sawmills is Anchorage, and to a lesser extent the rest of the railbelt, along with log cabin and timber frame home kits. A few have provided turned or profiled logs to larger Lower 48 and Canadian house log distributors. Most sawmills focus on a mix of rough-cut lumber and house logs.

One of the main factors affecting forest planning in the Kenai-Kodiak Area has been an epidemic of the spruce beetle. About 17,470 acres were infested with bark beetles on the Kenai Peninsula in 2003. Timber sales are designed to salvage dead and dying timber, or to harvest timber with a high likelihood of infestation. Sales are designed and administered to minimize damage to residual trees.

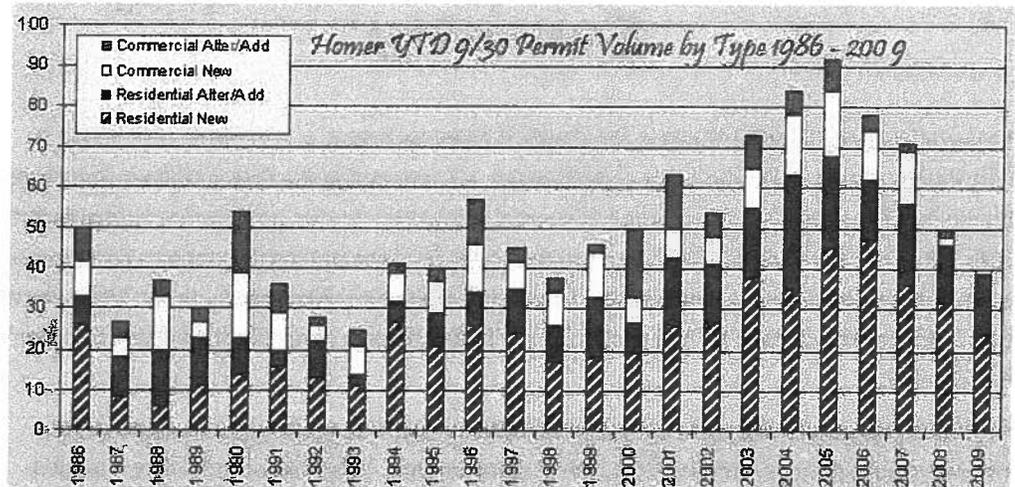
According to researchers for the Society of Plastic Engineers, even highly deteriorated beetle-killed spruce can be used to manufacture wood plastic composites. They evaluated the mechanical and physical properties of wood plastic composites produced using wood flour from beetle-killed spruce, and found it to be viable. Results also showed that the manufacturing facilities can be started with relatively low capital inputs, and that there could be significant benefits for rural

employment and economics. Currently valued at nearly \$1 billion (USD) annually, WPC products constitute a growing market segment with an average annual growth of 25% a year since 1998. WPCs are primarily used in the auto and construction industries (residential decking and moulding), with some marine applications.

Gross timber sales for Homer in 2000 were just over \$700,000. However, many Alaskans are responding with a new entrepreneurial focus on value-added processing, and the fundamentals that created a vibrant timber industry – a world-class resource and a skilled, productive workforce – remain in place.

Construction

The KPB does not require building permits; therefore, quarterly data does not include building activity outside incorporated cities. Kachemak City is the only incorporated city that does not require building permits. The number of new housing units in Homer dropped in 2008 to 37 from 60 in 2007. Building activity dropped statewide from a high of 4774 units in 2004 to 1746 in 2008.



The chart shows permit activity for the first 3 quarters of each year from 1986 to 2009. Activity has slowed in the construction industry within City limits. The spurt in activity after 2002 may have been partially due to annexation.

Transportation

Accessible by land, air, sea and the information superhighway, Homer offers connectivity. Tom Bodett's tales made Homer famous for being at the "End of the Road." It is literally at the end of the Sterling Highway (AK 1). The Alaska Marine Highway System ports in Homer, as do two U.S. Coast Guard vessels and a U.S. Fish & Wildlife research vessel.

Several scheduled and chartered aircraft services operate out of the Homer Airport. The facility provides a 6,700-foot long by 150-foot wide asphalt runway, and is equipped with instrument flight capability (IFR). In addition, it has a 3,000 by 600-foot seaplane runway and base functions at



nearby Beluga Lake. The City of Homer owns and operates the multi-use terminal building for major air carriers and car rental companies. Taxi companies service visitors and the local community year-round. The State owns the airport; though, some would like the City purchase it and move it to a location between Anchor Point and Homer.

Ongoing & Completed Projects from 1999 Plan

- Coordinate with state and local governments regarding long-term road and trail plans
 - State Transportation Improvement Plan updated annually with local input
- Improve marine highway service (state and private) with additional local service such as a Kachemak Bay Ferry. Consider marine highway terminus and home porting a ferry in Homer.
 - Tustumena ferry home-ported in Homer; Kachemak Bay fast ferry to begin service summer 2010.
- Support bike and pedestrian interconnecting trails — Voters approved expanding HART program to include trails; Reber Trail first one to be built with HART funding.

Strategies from 1999 Plan & Public Input

Encourage airport facility utilization for air freight and other uses.

Explore the possibility of Homer taking control of the airport from the state.

Support the expansion of Beluga Lake float plane facility.

Encourage location of Coast Guard air rescue unit.

Support City public or private ground transportation including transit system to spit (trolley, bus or other)

Establish Homer as a forestry research and reforestation seedling nursery center. Encourage reforestation of timber harvested areas.

Promote Arbor Day.

Support education efforts about energy efficiency.

Biz Ideas

- Log dead and dying spruce trees to manufacture wood plastic composites
- Or, use waste wood to create steam to run generators to produce electric power
- Research the feasibility of a log storage facility for preserving logs for future use
- Energy efficiency retrofits and remodeling
- Renewable energy consultations and installations
- Shuttle Bus/Trolley— could be alternative energy showcase and a tourist attraction

VI Affordable Housing

"Communities desiring strong healthy families and a stable workforce must have a sufficient supply of quality housing."
—KPHI 2008 Annual Report

Alaska is in the top ten states with the least affordable housing. Established in 1998, The Kenai Peninsula Housing Initiative (KPHI), a not-for-profit Community Housing Development Organization, addresses the critical need for affordable housing on the Kenai Peninsula. In partnership with Share the Spirit, KPHI intends to reduce homelessness on the Kenai Peninsula by 50 percent by the year 2030. Their services include planning, developing, securing financing, and operating affordable housing; providing education, information and advocacy on housing issues; and administering a Homeless Prevention Program (HPP) that provides emergency assistance to eligible residents who are in danger of eviction or foreclosure. They provide rental and utility assistance, and seek to stabilize individuals and families in their existing homes. In addition, they offer developer service and technical assistance to other organizations interested in community housing.

Homeownership education and counseling programs typically offer services in several formats to meet the diversity of customers they serve. The idea behind offering these types of programs is that low to moderate-income households often need to learn about the home buying process, saving for a down payment or fixing credit problems in order to become home owners.

KPHI annually provides 450 people with referrals or assistance through the HPP and currently manages five affordable housing developments, with another three in pre-development. It has also provided development services to other community agencies for completion of three senior housing complexes. Support for KPHI comes from HPP donations and discounts on interim loans for project construction and support from area businesses. A Habitat for Humanity affiliate is located in Homer and seeks to provide single family homes.

In a 2004 study for KPHI by K Slack Associates, Inc., regarding affordable housing in Homer, these characteristics were noted:

- Limited number of 1-2 bedroom affordable apartments (100% occupied) and no affordable 3-4 bedroom apartments.
- Limited number of 3 bedroom market rate apartments (100% occupied) and no 4 bedroom market rate apartments.
- Market rates in Homer are higher than the rest of the KPB and often do not include utility costs.
- Vacancy rates are typically low.



In 2000, nontraditional households made up almost half of all households. The 2000 Census reported 38% renter occupied households and 62% owner occupied households in Homer. The Alaska Housing Finance Corporation (AHFC) voucher program reported that in September 2004, 115 vouchers were allocated and 72 families were on a wait list, representing 9.4% of Homer households.

A survey during the winter of 2003/4 found 28 homeless people in Homer. In 2009, AHFC reported 140 on their wait list, with 10% of those listed as homeless. Three fourths of the vouchers go to disabled people. Another 44 are on a list for senior housing. The numbers receiving Food-stamps are 499 individuals and 258 families.

Strategies from 1999 Plan, Public Input & Research

Consider instituting specific zoning and incentives for senior housing developments.

Institute an inclusionary housing requirement – new residential projects must reserve a percentage of units for lower-income households.

Encourage green buildings – energy efficient systems – and using durable building methods – lowers operating costs and can help homebuyers qualify for larger mortgages.

Conduct on-going supply and demand analysis, a housing needs assessment – What properties are available for development? What is the need? Are local businesses having difficulties recruiting and retaining employees?

Support a diversity of housing types and densities.

Promote the creation of land trusts in high-cost markets. Land trusts allow nonprofit organizations to create a form of home ownership for families who could not otherwise afford it. While the owner enjoys some of the benefits of home ownership, the real estate is held in trust for the community to assure that there will always be some affordable housing in the local market.

Provide incentives favoring the development of housing over existing retail in downtown areas to increase the amount of people supporting downtown businesses.

Collaborate with KPHI, Habitat for Humanity and other organizations working to provide affordable housing.

VII Business Start-Ups Attraction & Retention

"A bank is a place that will lend you money if you can prove that you don't need it."

—Bob Hope

"Entrepreneurship is all about identifying opportunities and figuring out ways to create value for a customer."

—Small Towns Big Ideas

"Development of start-up and emerging businesses may be the best strategy for communities with a creative spirit but limited resources."

—A Primer on Economic Development

Since 1978, small businesses have created the most jobs in the U.S. JumpStart, Inc., serving 21 counties in Northern Ohio, supports entrepreneurs with intensive business assistance consulting services and investment capital with the aim of transforming the mostly defunct manufacturing economy to an entrepreneurial-based economy. CEO Ray Leach notes that there are two prerequisites for this type of program:

- Local leaders must understand the local entrepreneurial economy and what firms need to succeed.
- Support programs require a structure that links key stakeholders for the long term.

Supporting entrepreneurs takes time and money.

Start-ups create jobs, provide a more diversified economic base, support local people, enhance local tax revenues, and provide role models for young people in the community. Start-ups tend to be long on ideas and short on management skills and financing, so providing training and counseling are key parts of an entrepreneurship support program. Revolving Loan Funds, com-



community-based financial programs that provide access to capital for individuals and communities underserved by private financial institutions, can help move the entrepreneur from dreamscape to reality. They provide loans to start-ups and emerging enterprises and then recycle repayments by relending.

Incubators provide low-cost space, low-cost shared services, proactive technical and management support, a peer network, and often, financing assistance. The public subsidy cost of incubators is \$1,109 per job (1999). The community return on investment is \$4.96 per \$1.

The Homer Chamber of Commerce Economic Development Committee is working on building a system of support for businesses and start-ups by housing a resource library and making available a Small Business Development Counselor for one-on-one counseling and business seminars; and by creating a microloan program and a business incubator (virtual at this stage). Also, in discussion are ideas for involving retired local executives as mentors and a youth entrepreneurship program. The Kenai Peninsula Economic Development District (KPEDD) operates an incubator and revolving loan program. The Homer Chamber works to market Homer, operates the Visitor Center, and started a Check Local Buy Local program to promote local businesses in January 2010.

The Homer Economic Development Advisory Commission seeks to help attract and retain business by reviewing existing policies, providing a forum for public input, and making recommendations to the City Council about how the City can enhance the economic development of Homer.

For a community of this size and attractive quality of life, it makes sense to market Homer to independent professionals and telecommuting entrepreneurs who may work wherever they choose. Added to the economic impact of their occupations, these "lone eagles" have an employment multiplier effect in providing local jobs. They hire local carpenters, mechanics, plumbers, eat in restaurants, attend plays, support schools and pay taxes. Further, they often attract other lone eagles, volunteer, and contribute to local nonprofits. We heard from several lone eagles in this CEDS process, who came here because of the beauty and quality of life.

Ongoing Projects from 1999 Plan

- Provide information to assist business incubation/financing—Chamber, EDCs and SBDC.
- Encourage local products marketing program—Chamber's Check Local Buy Local program initiated in January 2010.
- Capitalize on "Made in Alaska" program—Chamber in partnership with BuyAlaska.com
- Monitor local government policies to balance the needs of business and the community at large, especially with regards to leasing, taxation, utilities, and land use policies—ongoing.

Strategies from 1999 Plan & Public Input

Promote development of light and advanced technology industries. Target industry sectors which are compatible to the greater Homer area (e.g., winter tourism products, value-added seafood, timber products, craft items, etc.).

Start an Entrepreneurs Club (include youth) to generate ideas and investment.

Create a local investor network and/or a revolving loan fund.

Promote Business Attraction Strategies to entice Lone Eagles, research and development projects and organizations, and light technology.

Consider hiring an economic development professional and/or start an economic development organization.

Promote the latest and fastest internet service.

Develop cheap power and greater bandwidth to be able to serve foreign markets.

Business Ideas

- Bulk waste product uses such as plastics recycling, fish, wood, sewer, etc.
- Medical insurance billing, call centers

VIII Import Substitution Strategies

"We are ever more numerous and ever more dependent on an intricate global network of arrangements, which is vulnerable to disruption in proportion to its complexity."

—long time Homer area resident

In order to flourish, a community must bring in more money than it sends out. Exporting products and services brings in new money. Import substitution refers to the strategy of producing locally what was previously imported, thereby reducing the amount of funds leaving the community.

While Homer, like most communities in the nation, imports just about everything, it would be wise to decrease our dependence on the global marketplace and fossil fuel-based transportation networks for some of the basic necessities of life, like food and energy. European countries are way ahead of the United States in developing renewable energy. The recently completed City of Homer Climate Action Implementation Plan includes a chapter on renewable energy technologies that could be explored for use here. We need to become more energy efficient and invest in



renewable energy now to prepare for the end of low-cost fossil fuels, reduce the costs of energy (both in dollars and the costs to the environment); and create new technology jobs.

The agribusiness industry relies on fossil fuels. Producing more food locally will create a healthier community, reduce the cost of food, decrease reliance on fossil fuels, and reduce the community's carbon footprint. A community greenhouse and a seed bank received the 3rd and 4th most votes at the fall 2009 economic development public forum.

Many people in Homer are concerned about food and energy security. While the future is always uncertain in every age, it is recognized that climate change, ocean acidification, and the end of cheap fossil fuels could have severe adverse impacts on our food chain. Sitka's community greenhouse project proposes to give residents increased access to healthy foods, make it easier for low-income families to purchase healthy fruits and vegetables, and ensure more locally grown food is available within the community.

Ongoing Projects from 1999 Plan

● Consider local alternative energy sources: Kachemak Bay tidal project seeking funding; and HEA engaged in researching projects. The City of Homer Climate Action Implementation Plan Final Report completed by Deerstone Consulting and Joel Cooper in December 2009 details renewable energy developments and recommends steps for increasing energy efficiency and offers a project development process for renewable energy proposals.

Strategies from 1999 Plan & Public Input

Support home-based agriculture operations, co-op form of marketing, plant nursery/cut-flower production, hydroponics, and export opportunities of area agricultural products. Consider area-wide products catalog as well as use of web sites. Consider a peninsula-wide Free Trade Zone for agricultural products sold locally.

Support an alternative energy supplied Community Greenhouse to showcase new technologies, research and develop new technologies, and provide organically grown local produce to low income families.

As part of the Community Emergency Preparedness Plan, create a local organic seed bank that is rotated and maintained.

Business Ideas

- Small co-op wind farms in rural areas
- Moose or buffalo farms
- Local slaughterhouse
- Goat cheese factory
- Goats for invasive plant control

- Fiber cooperative for yaks, alpacas, llamas, sheep and other fiber animals
- Partner with oil and gas companies to research converting Cook Inlet oil and gas platforms to power production platforms using tidal, wave, wind, and solar energy in Cook Inlet for regional power. Partners could include all railbelt utilities, local communities, the Borough, Cook Inletkeeper, KBCS, Kachemak Bay Research Reserve, and others.
- Methane gas from the landfill and combustibles burned in a co-generation plant for local power
- Create an expanded recycling program
- Research and support geothermal heat pumps
- Develop boutique/specialty agricultural products
- Organic berry Farms and u-pick farms
- Offer compost and recyclables pickup at local restaurants

IX Downtown Development

*“There is no power for change greater than a community discovering what it cares about.”
—Margaret J. Wheatley*

Downtown revitalization refers to effort to enhance the social, political, physical and economic value of the traditional central business district in a town which has seen a decline over the years. In Homer, “revitalization” is not the appropriate word, since Homer has never had a truly vibrant downtown district. Therefore, the term “downtown development” is used here. Attracting employment, shopping, recreation, and social activities to a downtown district improves the livability and sustainability of the entire community.

Characteristics and Benefits of a Downtown Revitalization Strategy from A Primer on Economic Development:

- Improves image and keeps the town attractive
- Makes use of existing buildings
- Develops a sense of community
- Provides a variety of retail options
- Perpetuates community character and identity

- Encourages new and complementary businesses – new businesses will want to locate where the action is
- Expands tax base, increases employment, and stops leakage of dollars

“Regional economic growth is linked to the presence of creative people who prefer places that are diverse, tolerant, and open to new ideas. More diverse concentrations of creative capital lead to higher rates of innovation, high technology business formation and generation of job growth. Invest in lifestyle amenities that people really want and will use often. Planning should work to create vibrant communities with rich ethnic, educational, cultural, and lifestyle environments and opportunities for human interaction.” —Economic Development Toolbox

Often, people migrate to “quaint” smaller towns with vibrant and appealing downtowns. The small towns that are thriving are those that draw people who can choose to live where they want and bring with them either retirement income or a small or home business. These towns survive the loss of the resource-focused boom/bust economies and reinvent themselves with what they have left. What these towns have to offer is predominantly natural beauty and access to outdoor activities or a **quaint setting** (like the coastal towns of Oregon and Washington).

Walkability increases the vibrancy, attractiveness, and the number of consumers in downtown districts. Numerous studies show the benefits of sidewalks, benches, trails, landscaping, art, and parks. Design standards for new construction and sometimes a simple coat of paint can enhance the town’s image. Projects listed below include area infrastructure improvements that affect economic development, as well as projects focussed on downtown development.

Projects from the 1999 Plan completed in the past 10 years

- ◆ Evaluate management of parks and public amenities – fulltime parks maintenance coordinator hired.
- ◆ Develop a City campground plan – campgrounds managed by fulltime city staff.
- ◆ Encourage and develop architectural design guidelines and building code standards for the City of Homer – Community Design Manual adopted, along with a Town Center Development Plan.
- ◆ Support, plan and provide interconnecting trails for safe, alternative transportation, and recreation – Non-motorized Transportation and Trail Plan adopted and some progress made constructing new trails/sidewalks – Voters approved HART changes for new roads and also trails so we have a new revenue stream.
- ◆ Review and evaluate current zoning districts – Part of Comprehensive Plan update.
- ◆ Support hiring a Resource and Development Coordinator to implement plans to meet economic goals for the City – Special Projects Coordinator hired; duties include grant writing.
- ◆ Encourage enforcement of zoning ordinances – Hired Code compliance officer in Planning Department.
- ◆ Consider forming service area districts for city services such as library and fire – KESA fire district established.

Ongoing Projects from 1999 Plan

- Encourage extension of City utility lines to service residential, commercial, and public facilities throughout City limits.
- Consider annexation to extend City water and sewer lines outside city limits – Annexation completed 2002. New annexation would have to happen to extend outside city limits. Limit on extension of services due to cost of lines.
- Continue to support natural gas expansion to the lower Peninsula.

Strategies from 1999 Plan & Public Input

Support beautification of Homer through landscaping, painting, public art and winter lighting.

Pursue central business district improvements.

Develop a signage program which communicates vital scenic historical, recreational, point-of-interest and service information, and area business district themes: Pioneer Avenue homestead theme, Old Town quaint seaside community theme, Spit theme, etc. and gateways to the City.

Many would still like to see downtown include a Town Square (based on public input, interviews and citizen surveys). Consider looking again at Town Center/Town Square without any big new (expensive) public buildings.

Develop a bicycle trail along Kachemak Drive so riders can loop from East End Road.

Expand high speed Internet service to more areas.

Give "locals" who live outside city limits a vote—a say in the local government or expand city limits with another annexation.



Implementation Plan

"Imaginations shared create collaboration. Collaboration creates community, and community inspires social change."

—Terry Tempest Williams

"Collaboration features a long-term investment of human and economic resources in building a total result that is greater than the sum of its parts."

—Wisconsin Economic Development Institute

What will be implemented, who will do the implementing and how will they do it? How will they measure their progress? This section is in process and will need additional input from community stakeholders. The following is a list of all the strategies from the old plan and all the public input into this CEDS process, except for the ideas for the Spit which will be covered in the Spit Comprehensive Plan and the ideas for marketing Homer as a tourist destination which will be forwarded to the Chamber's Visitor Center.

Support pursuit of educational opportunities by assisting with grant writing, funds, staff, support as available, Homer City Council resolutions of support, etc.

Promote Vocational Education/Workforce Training.

Establish study centers that naturally fit Homer in addition to marine and mariculture; e.g., tsunami, forestry, wildlife, etc.; cultural studies centers; institutes for studying wind, weather, glaciers, volcanoes, and climate change (since Alaska experiences effects earlier); and training centers for air/sea rescue, emergency response (police, fire, paramedic, Coast Guard). Support studies to survey shorebirds, etc.

Establish a Marine Institute or Academy.

Support Head Start, Birth to 3, and other programs supporting education from birth on.

Work with High School Students: Guidance with doing a peer survey about their futures and community involvement; Entrepreneurship Program; Basic Life/Financial Skills Training, etc.

Promote Homer as an "Arts Center of Alaska."

Support organizations that promote the arts through festivals/fairs/bazaars/exhibitions and other events.

Establish a cultural, multi-use center – could be clearinghouse of community services information, also.

Support working artist studios open to the public in the downtown district – perhaps in one of the four buildings considered to be candidates for the National Historic Register.

Initiate a bed tax to benefit locals and infrastructure needs due to tourist usage.

- Develop seasonal signage to educate and direct the RV traveler to parking on Pioneer Ave.
- Work with regional, state and federal planners to create a Comprehensive Plan for Sustainable Protection, Development and Management of Alaska's Natural Environment to benefit locals, visitors and future generations with a focus on conservation, subsistence, recreation, research, education, and a myriad of opportunities to experience nature. "Build it and they will come."
- Participate with the Community Health Improvement Plan being developed in Winter 2010, by the SKP Communities Project. Their health assessments of our area are available on their website – especially note the recommendations at the end of the report.
- Establish a youth recreation center, perhaps as part of a community center.
- Consider how to measure wellbeing and quality of life in Homer – a Homer Happiness Index or Scale.
- Evaluate the possibility of a local community-based co-op health insurance plan.
- Increase bike paths and trail systems to encourage people to exercise in their town connected by trails.
- Survey students and involve them in beginning their own program to encourage healthy choices, fun, and finding a passion.
- Create a trail from McDonalds along city side of Beluga Slough to join the Beluga Slough Trail.
- Lobby the state for federal funds to develop Kachemak Bay State Park on this side of the bay.
- Support organic and local food choices.
- Improve the quality of our drinking water and prepare for future needs.
- Reduce adverse environmental impacts to our habitat.
- Consider taxing junk foods and substances; i.e. sodas, candy, chips, caffeine, nicotine, and over the counter drugs. (Keep on not taxing fresh and local food.) Be the first in the country to make this statement that Health Matters.
- Legalize and tax Marijuana.
- Encourage airport facility utilization for air freight and other uses.
- Explore the possibility of Homer taking control of the airport from the state.
- Support the expansion of Beluga Lake float plane facility.
- Encourage location of Coast Guard air rescue unit.
- Support City public or private ground transportation including transit system to spit (trolley, bus or other)
- Establish Homer as a forestry research and reforestation seedling nursery center. Encourage reforestation of timber harvested areas.
- Promote Arbor Day.
- Support education efforts about energy efficiency.
- Consider instituting specific zoning and incentives for senior housing developments.
- Institute an inclusionary housing requirement – new residential projects must reserve a percentage of units for lower-income households.
- Encourage green building, energy efficient systems – and using durable building methods



--lowers operating costs and can help homebuyers qualify for larger mortgages.

Conduct on-going supply and demand analysis, a housing needs assessment – What properties are available for development? What is the need? Are local businesses having difficulties recruiting and retaining employees?

Support a diversity of housing types and densities.

Promote the creation of land trusts in high-cost markets. Land trusts allow nonprofit organizations to create a form of home ownership for families who could not otherwise afford it. While the owner enjoys some of the benefits of home ownership, the real estate is held in trust for the community to assure that there will always be some affordable housing in the local market.

Provide incentives favoring the development of housing over existing retail in downtown areas to increase the amount of people supporting downtown businesses.

Collaborate with KPHI, Habitat for Humanity and other organizations working to provide affordable housing.

Promote development of light and advanced technology industries. Target industry sectors which are compatible to the greater Homer area (e.g., winter tourism products, value-added seafood, timber products, craft items, etc.).

Start an Entrepreneurs Club (include youth) to generate ideas and investment.

Create a local investor network and/or a revolving loan fund.

Promote Business Attraction Strategies to entice Lone Eagles, research and development projects and organizations, and light technology.

Consider hiring an economic development professional and/or start an economic development organization.

Promote the latest and fastest internet service.

Develop cheap power and greater bandwidth to be able to serve foreign markets.

Support home-based agriculture operations, co-op form of marketing, plant nursery/cut-flower production, hydroponics, and export opportunities of area agricultural products.

Consider area-wide products catalog as well as use of web sites. Consider a peninsula-wide Free Trade Zone for agricultural products sold locally.

Support an alternative energy supplied Community Greenhouse to showcase new technologies, research and develop new technologies, and provide organically grown local produce to low income families.

As part of the Community Emergency Preparedness Plan, create a local organic seed bank that is rotated and maintained.

Support beautification of Homer through landscaping, painting, public art and winter lighting.

Pursue central business district improvements.

Develop a signage program which communicates vital scenic historical, recreational, point-of-interest and service information, and area business district themes: Pioneer Avenue homestead theme, Old Town quaint seaside community theme, Spit theme, etc. and gateways to the City.

Many would still like to see downtown include a Town Square on public input,

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Expand high speed Internet service to more areas.

Give "locals" who live outside city limits a vote—a say in the local government or expand city limits with another annexation.

What does Homer look like in 10 years?

A vision based on public input during the development of this plan.

Students fill the streets and dormitories in Homer's college district, adding vitality to the Cosmic Hamlet as a whole. Downtown walkability is greatly improved with more sidewalks, trails and parks, and old and new businesses are thriving, year-round. Business districts and neighborhoods are connected by an energy-efficient shuttle system, easing parking on the Spit during the summer season and reducing fossil fuel emissions. Marine trades and research and development have increased manifold due to the college expansion and new vocational educational opportunities.

Homer continues to thrive as a commercial fishing port thanks in part to adequate infrastructure along with wise resource management. A focus on local renewable energy and sustainability is creating new job opportunities. Known more than ever as the art and culture mecca of Alaska, Homer is also the jumping-off place for many world class eco-tourism opportunities, immensely benefitting the local economy and conserving Alaska's most valuable renewable asset: the natural environment. In addition, great strides are being undertaken to improve the availability of locally grown food and clean water, and encourage prevention and wellness to enhance the health, wealth and welfare of the people. A sense of community prevails.

Concluding Notes by Carol Bevis

As is typical in many cities and towns across the nation, some people in Homer would prefer the status quo or that things go back to the way they were in a simpler time. Others would like to see unregulated and unlimited growth and development. And yet, everyone, even those on the fringes, can find areas of common ground.

Most people want to live in safe, friendly communities. They want assurance of the availability of the basic necessities, and time and resources for other pursuits. They want to be prosperous. They want to be healthy and have a good education system that helps all develop their potential. They hope for a better future for their children and grandchildren, and future generations.



Probably the most effective way to keep the fabric of the economic quilt pieced together is to collaborate, find common ground, “be the change,” and count your blessings, people of the Cosmic Hamlet by the Sea. How lucky you are to witness steadfast peaks and carving glaciers, soaring eagles and myriad shorebirds surrounding the bounteous Kachemak Bay. How lucky you are to live the rural or small town life, quaint and clean with time to grow the flowers and smell them. How lucky you are to reap the benefits of a diverse economic base, mostly locally owned and unique. How lucky you are to have had a Brother Asaiah, inspiring a sense of community.

In closing, here are excerpts from some of his many letters to the editors (found in Martha Ellen Anderson’s book, *Brother Asaiah*):

“We souls are blessed beyond the imagination to live, work and carry out our creative process in this positively charged emanation of energy and light, pulsating on the biological, mental and spiritual level.”

“Be not afraid, but wake up and go a different direction.”

“The feminine, nurturing, life-giving qualities are what are needed now, if we are to protect our planet.”

“One Last Letter

Dear Editor and beautiful citizens dancing on the Karmic Wheel of Destiny, The adventure here in Homer has been so beautiful. And thanks to all the delightful cosmic souls... Please be kind to one another. Love one another. Be thankful...so thankful and have compassion for all things.”

Acknowledgements

Much appreciation goes to John Janik of the Kenai Peninsula Borough and Sharon Whytal of the Communities Project for their data compilation efforts; and to Anne Marie Holen, Special Projects Coordinator for the City of Homer, for all her invaluable guidance and support; and to Kyra Wagner of the Chamber EDC and Sustainable Homer, and Julie Engebretsen at City Hall for their help at the public forums, and to Sheri Hobbs for updating information in the 1999 Plan. A special thank-you to the following list of participants – members of the City Economic Development Commission, the Chamber’s Economic Development Committee, attendees at the public forums, interviewees and those who contributed by email or by providing information:

Rick Abboud; Martha Ellen Anderson; Scott Bartsch; Ken Bergman; Terry Billotte; Heather Boggs; Diane Borgman; Tom Boz; Lolita Brache; Linda Broadhead; Laura Brooks; Kimberly Burrows; Libby Bushell; Diane Converse; Don Cotogno; John Cowan; Tina Day; Lee Dewees; Mike Dye; Julie Engebretsen; Shelly Erickson; Brad Faulkner; Nina Faust; Derotha Ferraro; Dee Gaddis;

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Homer Tribune

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Wood-Thermoplastic Composites Manufactured Using Beetle-Killed Spruce from Alaska by Vikram Yadama, and Nels Peterson, Department of Civil and Environmental Engineering, Washington State University, Pullman, WA, Eini C. Lowell, Pacific Northwest Research Station, Portland, OR, and David Nicholls, Pacific Northwest Research Station, Sitka, AK, 2008, Society of Plastics Engineers.

The first part of the report discusses the current state of the industry and the challenges it faces. It highlights the need for a comprehensive strategy to address these challenges and ensure the long-term success of the organization.

The second part of the report outlines the proposed strategy and the key initiatives that will be implemented. It details the resources required for each initiative and the expected outcomes.

The third part of the report provides a detailed financial analysis of the proposed strategy. It includes a breakdown of the costs and benefits of each initiative and a comparison of the proposed strategy to alternative options.

The fourth part of the report discusses the implementation plan and the roles and responsibilities of the various departments. It also outlines the key performance indicators (KPIs) that will be used to monitor the progress of the strategy.

The fifth part of the report provides a summary of the key findings and recommendations. It emphasizes the importance of a strong leadership team and a clear communication plan in the successful implementation of the strategy.

The sixth part of the report discusses the risks associated with the proposed strategy and the measures that will be taken to mitigate these risks. It also outlines the contingency plans that will be implemented in the event of a crisis.

The seventh part of the report provides a detailed budget for the proposed strategy. It includes a breakdown of the costs and benefits of each initiative and a comparison of the proposed strategy to alternative options.

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sitka economic development association

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NEWS

SEDA Newsletter

Current Issue - 4th Quarter 2009 (PDF, 140 kb)

Current SEDA Projects

Bulk Water Sales & Export

For nearly a decade, SEDA has been promoting the sale of bulk water for export. There is increased interest in Sitka's water resource and at least three companies are currently in negotiations for bulk water contracts. While we may not see bulk water sales take place this year, or even next year, the City has the opportunity to receive revenues from bulk water contracts. This is an entirely new industry and requires development of new structures and equipment, new business partnerships and persistence. Based on current activity and interest, we may see bulk water ships in Sitka within five years, if not sooner.

SJ Core Campus Redevelopment

Representatives from the University of Dubuque visited Sitka again in January to assess the campus. Negotiations are continuing. Negotiations will continue over the next few months.

Fish Waste Utilization

SEDA facilitated a meeting of twenty-five stakeholders to discuss the problems and potential solutions for disposal of waste generated by the seafood processing plants and sport fishing. There are at least three proposals for utilization of the waste. To learn more **CLICK HERE** and read notes from the meeting.

Biomass Energy Project - Japonski Island

Although this project is still in the early stages of research and development, construction of a biomass energy system on Japonski Island shows great potential. Such a system could provide both heat and electricity to the major facilities on the island using wood waste, cardboard, paper, and other materials. The U.S. Coast Guard, SEARHC, University of Alaska Southeast, Mt. Edgecumbe High School, and Airport could all be tied into a common system.

Boat Haul Out & Marine Industry Service Center

Preliminary negotiations with a major shipyard are underway for development of a marine industry service center at Sawmill Cove Industrial Park.



Lot 22 - The Stores Building at Sawmill Cove Industrial Park

Sale of this property has been finalized and Silver Bay Seafoods can now move forward with plans to expand its operations at Sawmill Cove.

State of Sitka's Economy - 2009

State of Sitka's Economy - 2009 Report (PDF, 380 kb)

Power Point slides - (PDF, 380 MB)

A presentation by Eric McDowell, April 16, 2009



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Office of the City Clerk

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Memorandum

DATE: March 4, 2010
TO: Economic Development Advisory Commission
FROM: Melissa Jacobsen, CMC, Deputy City Clerk 
SUBJECT: Lease Committee Appointment

Commissioner Erickson currently participates on the Lease Committee as the EDC representative and voting member. She has requested continuously that another Commissioner step forward to take her place due to a conflict of interest with the business that her and her husband own.

The Lease Committee holds regular meetings quarterly in January, April, July, and October on the 2nd Thursday at 3 p.m. Special meetings are called as needed to review leases.

At the February 9th meeting the Commission nominated Commissioner Day. She has since resigned from the Commission.

Recommendation: Select a Commissioner to be the representative on the Lease Committee and forward that recommendation to Mayor and Council for appointment.

Office of the City Clerk

Jo Johnson, CMC, City Clerk
Melissa Jacobsen, Deputy City Clerk II
Renee Krause, Deputy City Clerk I
Rachel Tussey, Clerical Assistant



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Memorandum

DATE: March 4, 2010
TO: Economic Development Advisory Commission
FROM: Melissa Jacobsen, CMC, Deputy City Clerk 
SUBJECT: Land Allocation Plan

Attached you will find a copy of the 2010 Draft Land Allocation Plan for your review. Every year, the City Council requests all the Advisory Commissions review city owned land and make recommendations on how the city should use its land. Recommendations could include leasing land, selling land, turning land into parks, and so forth.

The Council is holding a joint worksession for the Land Allocation Plan with all of the Commissions. It is scheduled for March 22, 2010 at 4 p.m. All Commissioners are invited to the worksession, but the Commission should ensure that at least one person will attend to represent the Commission's views.

Planning and Zoning puts together the Land Allocation Plan, so if you have questions about a particular property, please contact staff.

So far, the Port and Harbor and Lease Committee have reviewed the draft plan, and arrived at the following recommendation: the northwest corner of the harbor from Freight Dock Road to within 150 feet of Ramp 5 be designated for short term leases, one or two years, for small kiosk buildings under 500 square feet.

Recommendation: Review Land Allocation Plan, formulate recommendations if any, and figure out who will attend the worksession.

1. The first part of the paper is a general introduction to the subject of the study. It discusses the importance of the research and the objectives of the study.



2. The second part of the paper is a detailed description of the methodology used in the study. It includes information about the sample size, data collection methods, and statistical analysis.

3. The third part of the paper is a discussion of the results of the study. It compares the findings with previous research and discusses the implications of the results.

CONCLUSION

DATE: _____

NAME: _____

ADDRESS: _____

SIGNATURE: _____

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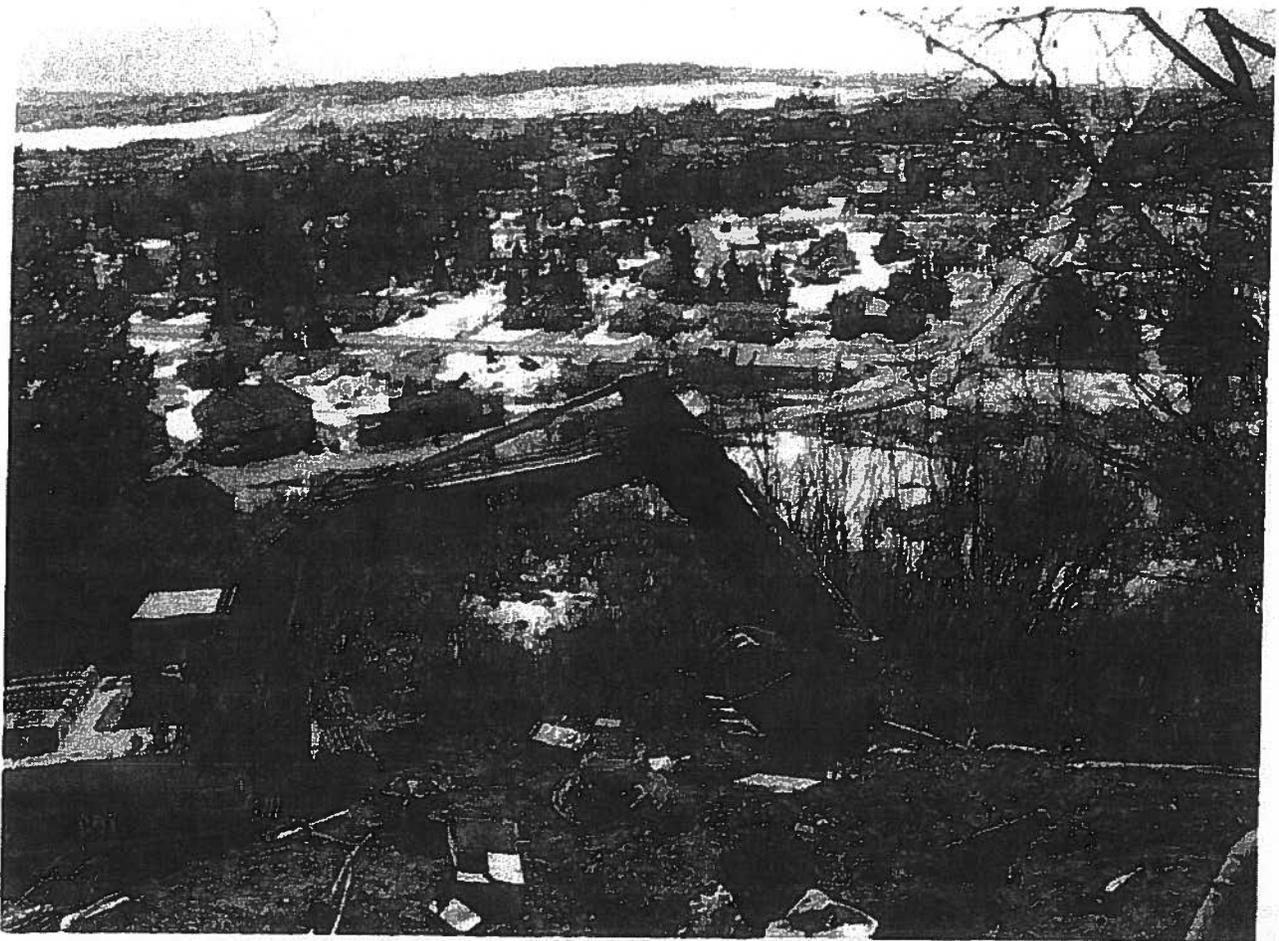
The fourth part of the paper is a conclusion. It summarizes the main findings of the study and provides a final statement on the research.

The fifth part of the paper is a list of references. It includes all the sources of information used in the study.

**2010 Land Allocation Plan
City of Homer**

DRAFT

Adopted by Resolution 2010-



Work on the drinking water pressure reducing system

Index

Sections

- A. Lands Available For Lease**
- B. Leased Lands**
- C. Other City lands, generally undesignated**
- D. City Facilities**
- E. Parks, Green space, cemeteries**
- F. Bridge Creek Lands**
- G. Conservation Easement Lands**

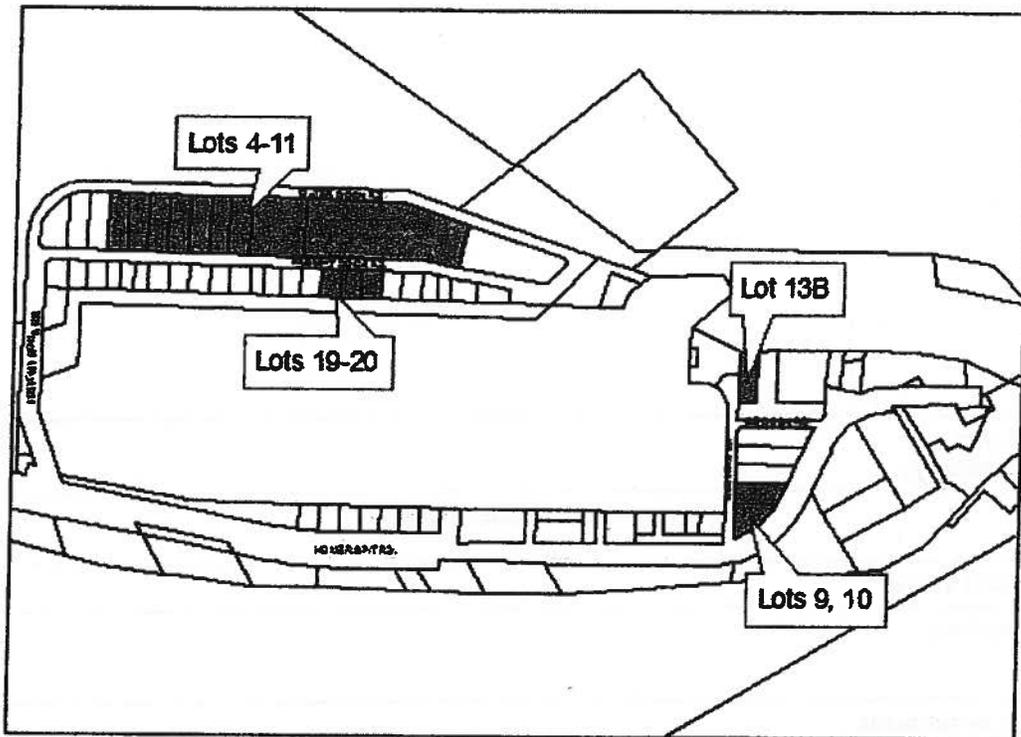
Appendix

Homer Harbor

Note: Any lands not included in this document are listed in the previous version of the Land Allocation Plan, and their designations carry forward to this plan.

Lands available for lease

The following lots are available for lease in 2010. Lease procedures follow the City of Homer Lease Policy, and City Code.



Intentionally Blank

Designated Use:
Acquisition History:

Area: acres

Parcel Number:

2006 Assessed Value:

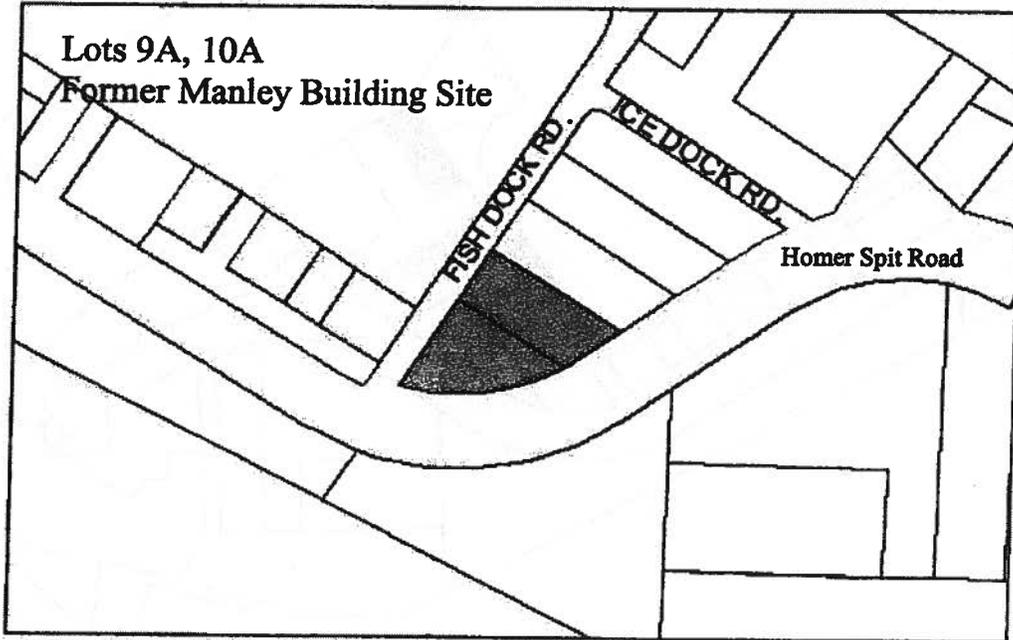
Legal Description:

Zoning: Marine Industrial

Infrastructure: Water, sewer, paved road access

Address:

Finance Dept. Code:



Designated Use: Lease
Acquisition History:

Area: 1.05 acres (0.52 and 0.53 acres)

Parcel Number: 18103477, 78

2008 Assessed Value: Land is valued over \$371,700.

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A and 10A

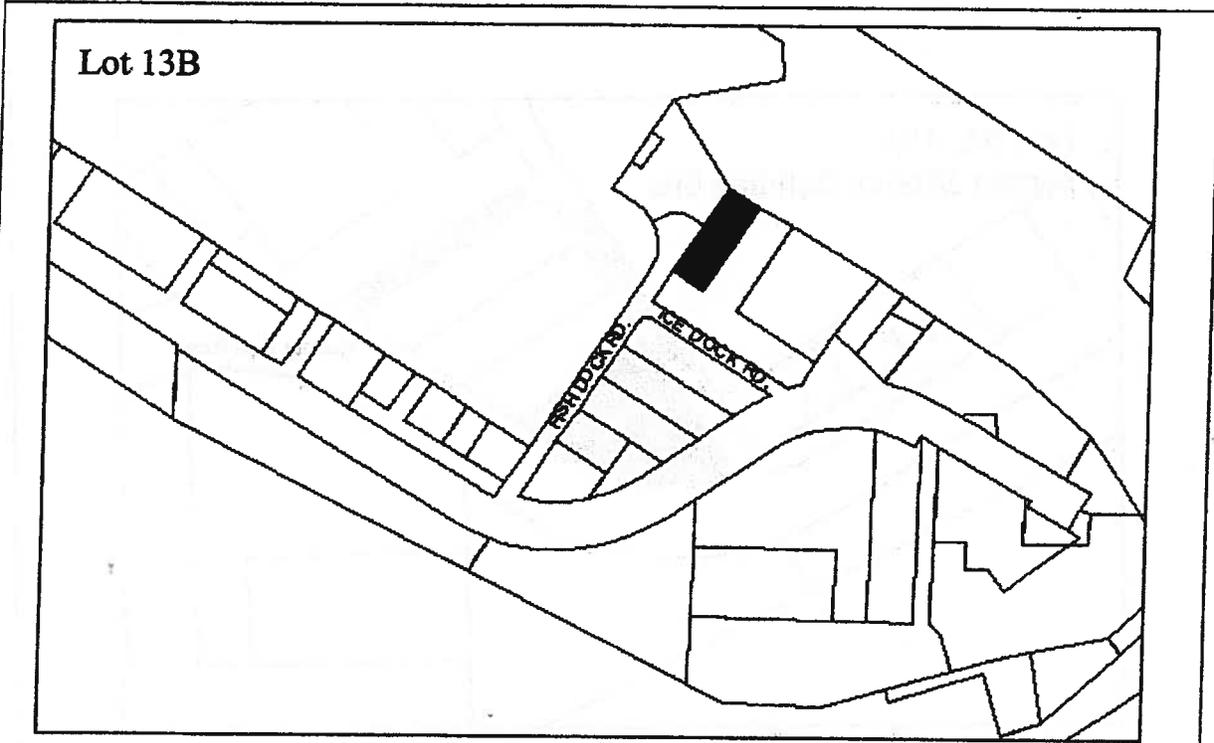
Zoning: Marine Industrial

Infrastructure: Water, sewer, paved road access

Address:

Former Manley building lots. Has been re-subdivided into two lots, rather than original three.

Finance Dept. Code:



Designated Use: Lease
Acquisition History:

Area: 0.52 acres

Parcel Number: 18103425

2006 Assessed Value: \$141,900

Legal Description: City of Homer Port Industrial Subdivision No 2 Lot 13B

Zoning: Marine Industrial

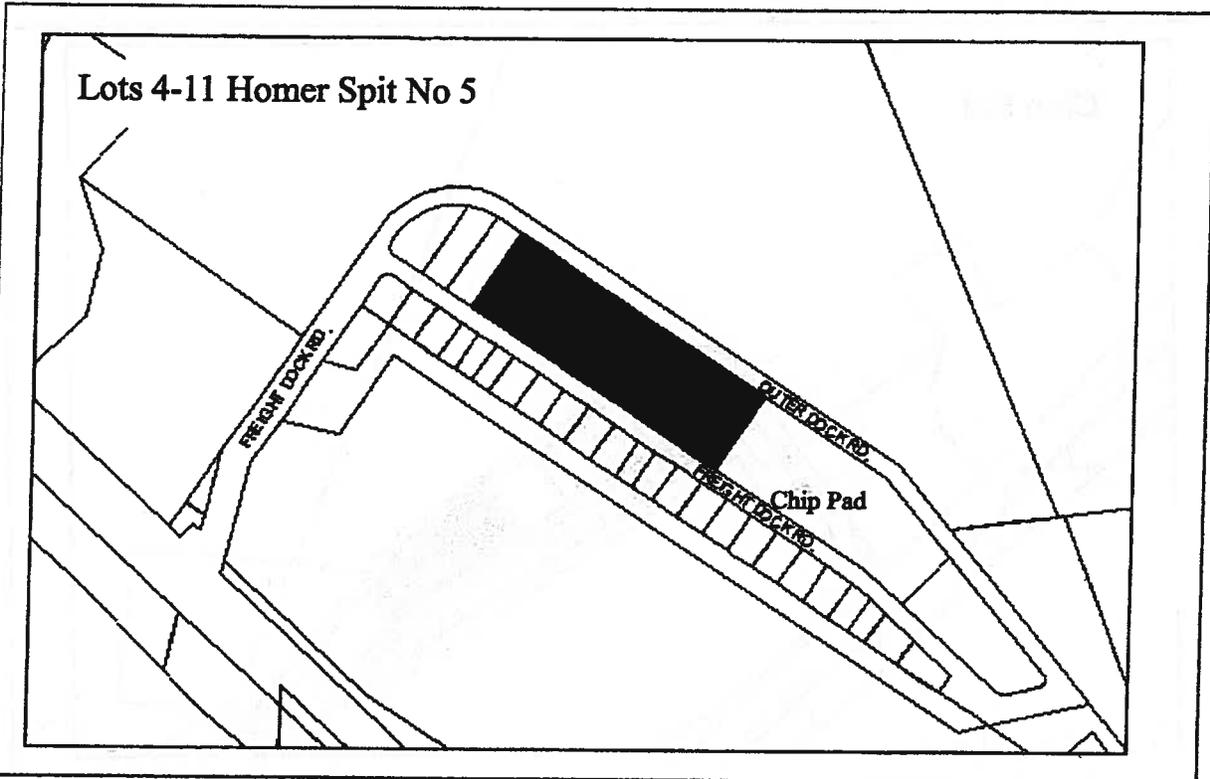
Wetlands: N/A

Infrastructure: Water, sewer, paved/gravel road access

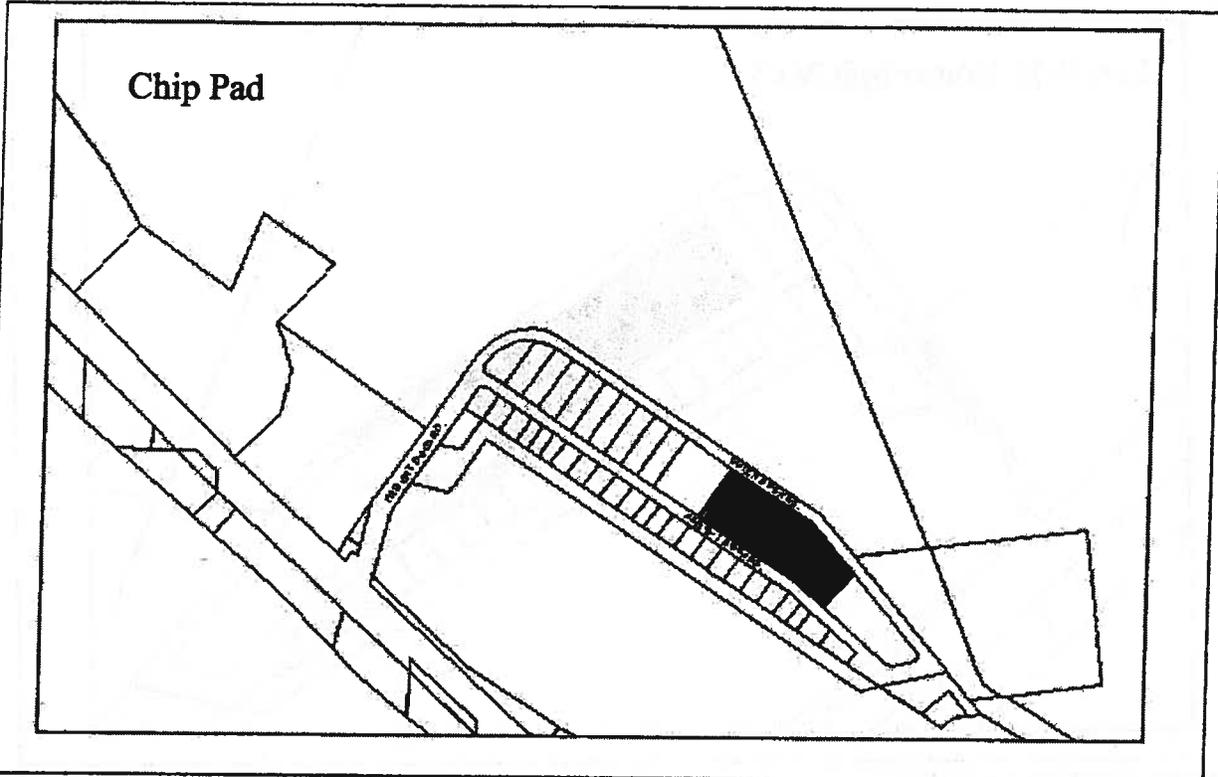
Address: Fish Dock Road

Former Porpoise Room lot. Fisheries use encouraged but not required.

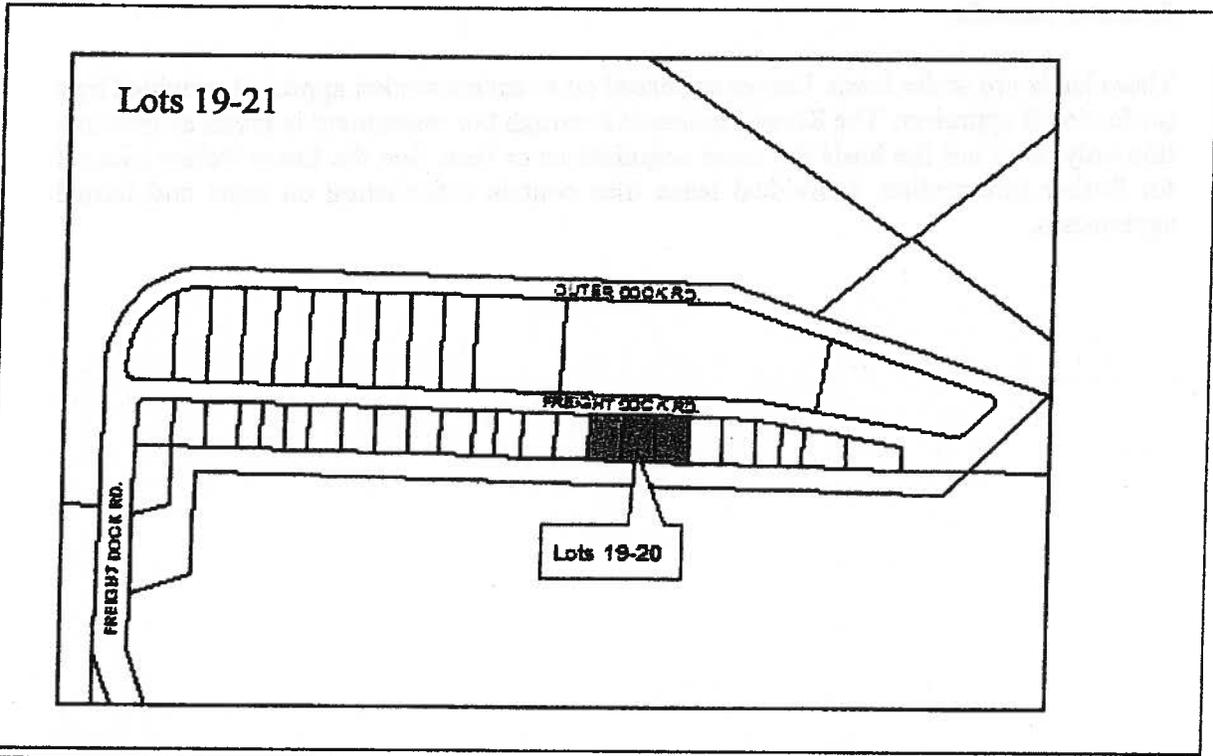
Finance Dept. Code:



Designated Use: Lease Lands	
Acquisition History:	
Area: 6.47 acres. Small lots are 0.67 acres, large lot is 1.78 acres	Parcel Number: 181032 23-30
2006 Assessed Value: \$1,533, 200. Smaller lots valued at \$171,000. One large lot valued at \$330,000	
Legal Description: Homer Spit Subdivision No. 5 Lots 4 through 11	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, paved road access	Address:
<p>Not available for long term lease. Used for seasonal summer parking. May be available for short term winter leases.</p> <p>Resolution 2007-051: Lots 4-10, the RFP process should be delayed until the master parking plan is developed. The East Harbor expansion should be considered. Lot 11: should be held in reserve to attract a container ship/barge operation and/or an industrial support base to the Port of Homer. This should be a long term lease.</p>	
Finance Dept. Code:	



Designated Use: Lease	
Acquisition History:	
Area: 5 acres	Parcel Number: 18103220
2006 Assessed Value: \$669,000	
Legal Description: Homer Spit Subdivision no 5 Lot 12	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, gravel road access	Address: 4380 Homer Spit Road
<p>Old Gates Construction Chip Pad This lot was RFP'd in February 2007. 2008: Former lease issues are being resolved.</p>	
;	



Designated Use: Lease (Resolution 09-33)
Acquisition History:

Area: 0.96 acres, 0.32 acres each	Parcel Number: 181032 38, 39, 40
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2009 Assessed Value: \$134,900 each

Legal Description: Homer Spit No 5 Lots 19-21

Zoning: Marine Industrial	Wetlands: N/A
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Infrastructure: gravel road, water and sewer

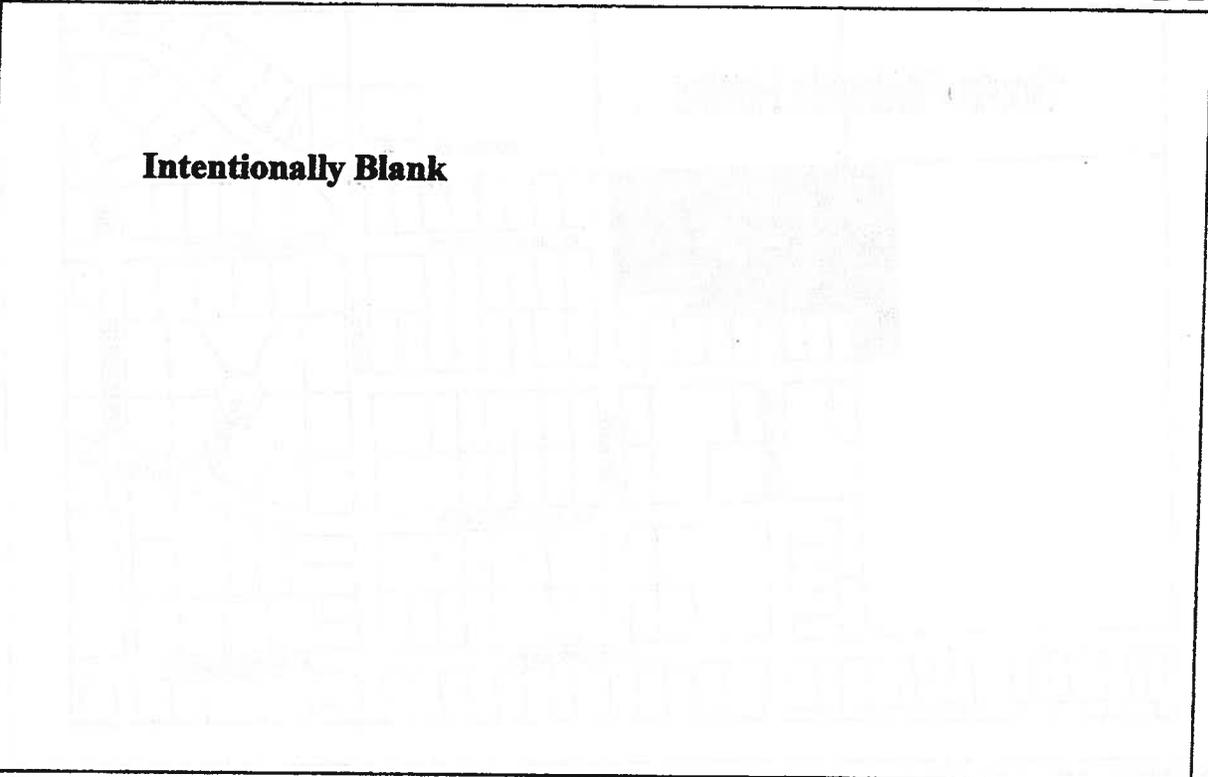
Notes: Resolution 09-75 authorized negotiations for leasing lot 21 to Seldovia Village Tribe.

Finance Dept. Code:

Leased Lands

These lands are under lease. Leases are based on a current market appraisal provided by a professional appraiser. The Kenai Peninsula Borough tax assessment is given as information only. It is not the basis for lease negotiations or fees. See the Lease Policy Manual for further information. Individual lease files contain information on rents and formal agreements.





Designated Use:
Acquisition History:

Area: acres	Parcel Number:
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200x Assessed Value:

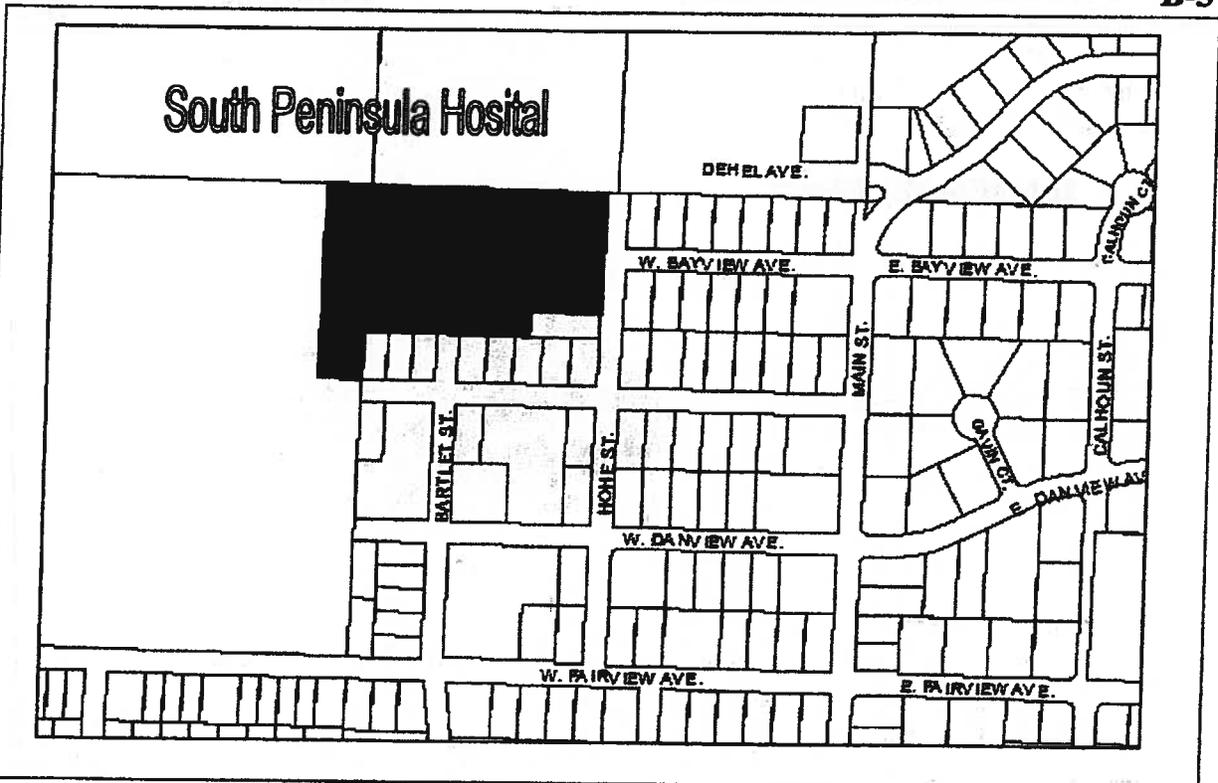
Legal Description:

Zoning:	Wetlands: N/A
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Infrastructure: Water, sewer, paved road access	Address:
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Leased to:
Lease Renewal Options:
Expiration:

Finance Dept. Code:



Designated Use: South Peninsula Hospital
Acquisition History:

Area: 7.12 acres

Parcel Number: 17504024

2009 Assessed Value: \$20,004,900 (Land \$317,800, Structures \$19,687,100)

Legal Description: HM02008092T06S R13W S18 SOUTH PENINSULA HOSPITAL SUB 2008 Addition Tract A2

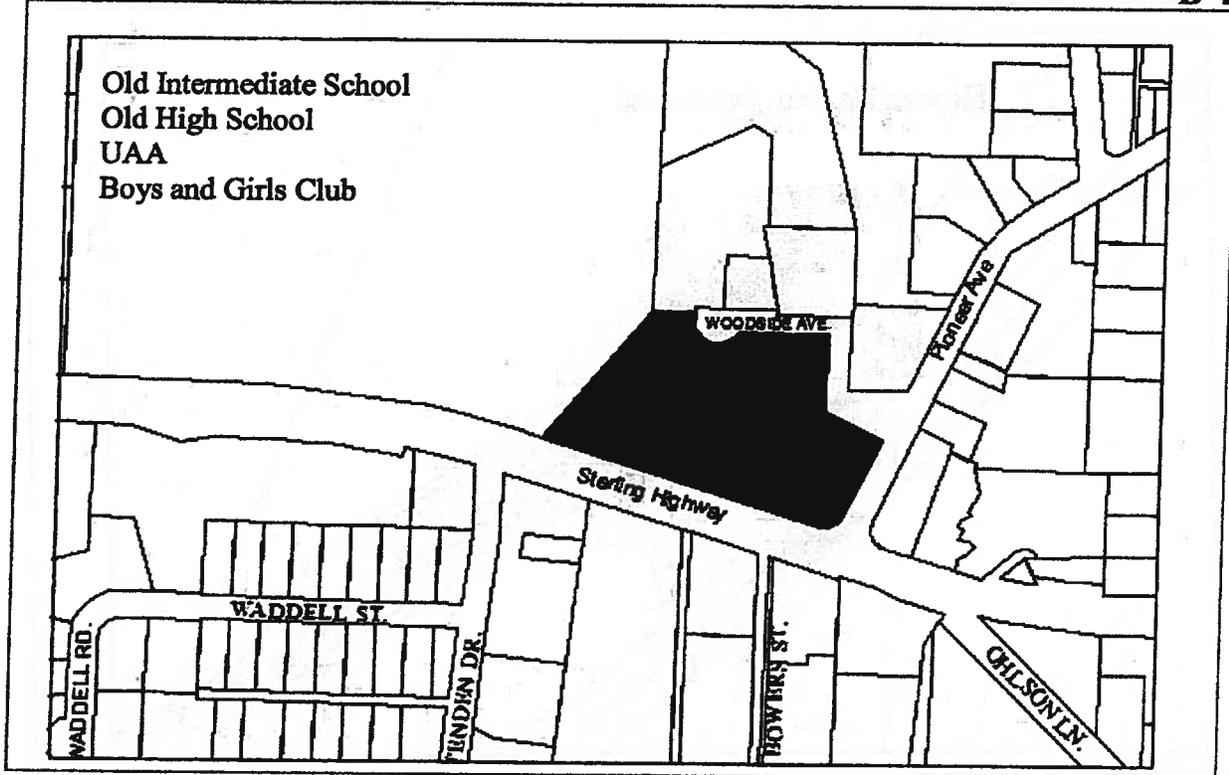
Zoning: Residential Office

Wetlands: N/A

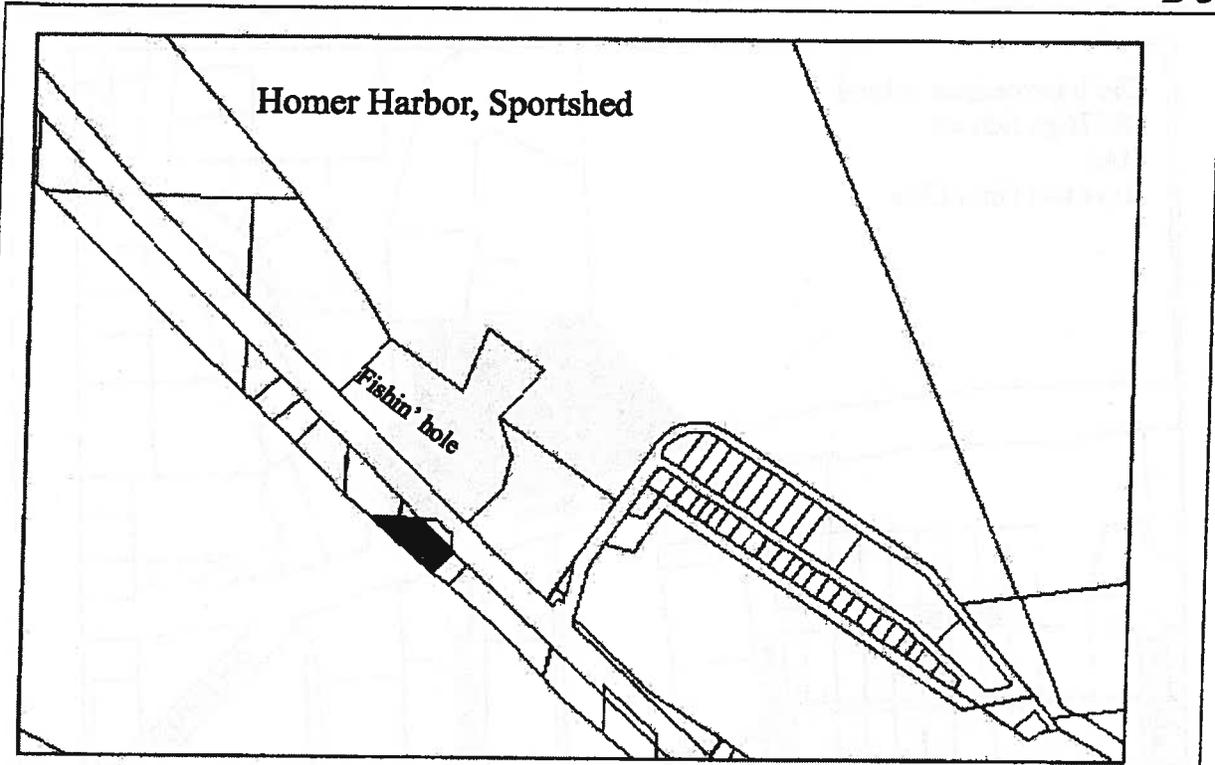
Infrastructure: Water, sewer, paved road access

Notes: Ordinance 2006-036 leased the land to the Kenai Peninsula Borough for 99 years. Structure is owned by KPB.

Finance Dept. Code:



Designated Use: Public Government Lands with the intent to use for community purposes	
Acquisition History: Given to the City by KPB. Old Middle School and HS. Reso 98-63	
Area: 4.3 acres	Parcel Number: 17510070
2009 Assessed Value: \$4,148,000 (Land \$148,000 Structures \$4,000,000)	
Legal Description: HM2000022 T06S R13W S19 TRACT 2 HOMER SCHOOL SURVEY 1999 CITY ADDN	
Zoning: Central Business District	Wetlands: Creek on western edge
Infrastructure: Paved access and parking. Water and Sewer.	
<p>Notes: Currently Leased to the college and the Boys and Girls Club.</p> <ul style="list-style-type: none"> • College lease is short term. • Skateboard Park on premises. • Old Intermediate School has flooding problems in the basement. • Older building has asbestos. • Deed restrictions on the property for school or community purpose; may not be able to sell for commercial purposes. 	
Finance Dept. Code: 170.0032 175.100.05	



Designated Use: Leased Land
Acquisition History:

Area: 1.6 acres

Parcel Number: 18103105

2009 Assessed Value: \$306,400 (Land: \$68,100 Structure: \$238,300)

Legal Description: HM0890034 T06S R13W S35 HOMER SPIT SUB AMENDED LOT 5

Zoning: Marine Commercial

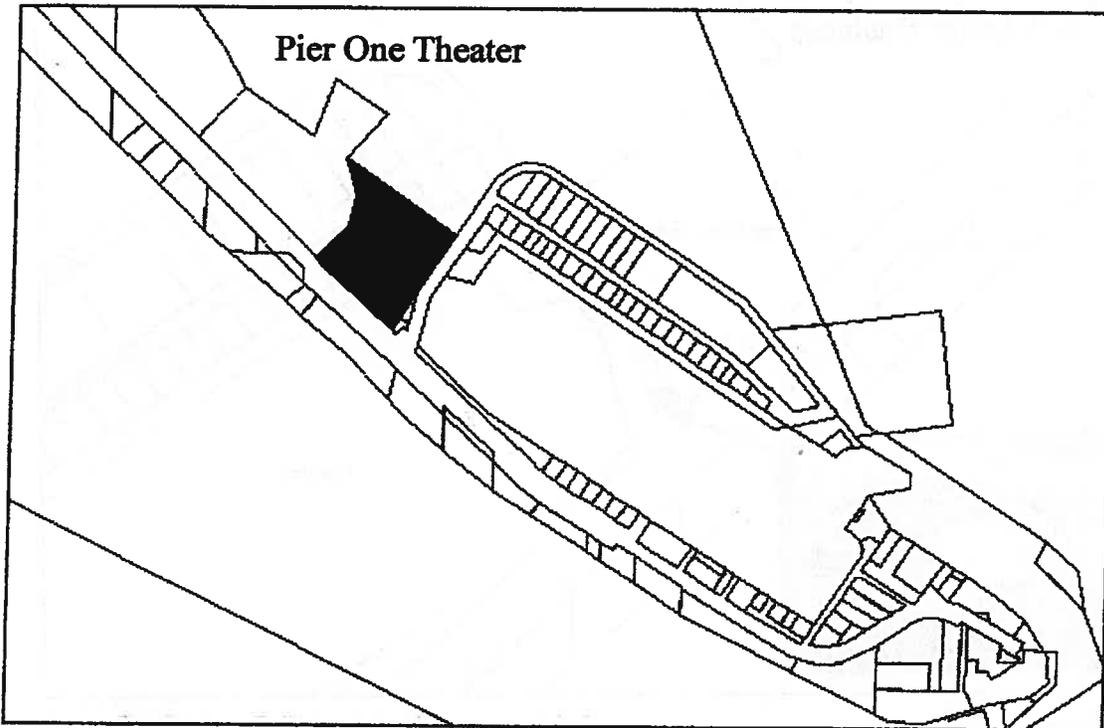
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 3815 Homer Spit Road

Leased to: Sportshed/Homer Enterprises. Resolution 09-25(S), 09-76(S) Sublease
Expiration: Last day of April 2029

Finance Dept. Code:



Designated Use: Fishing Lagoon

Acquisition History: Ordinance 83-26. Purchase from World Seafood.

Area: 11.27 acres

Parcel Number: 18103117

2009 Assessed Value: \$1,719,400 (Land: \$1,570,600 Structure: \$148,800)

Legal Description: HM0940043 T06S R13W S35 TRACT 1-A THE FISHIN HOLE SUB NO 2

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 3854 Homer Spit Road

This is a large parcel that is used several ways.

- Dredge spoils dewatering and storage
- City RV park/campground, and access to the only public RV dump on the spit
- Pier One Theater Lease. Theater leases the building only; not the land. Resolution 89-36A.
- Other summer only leases

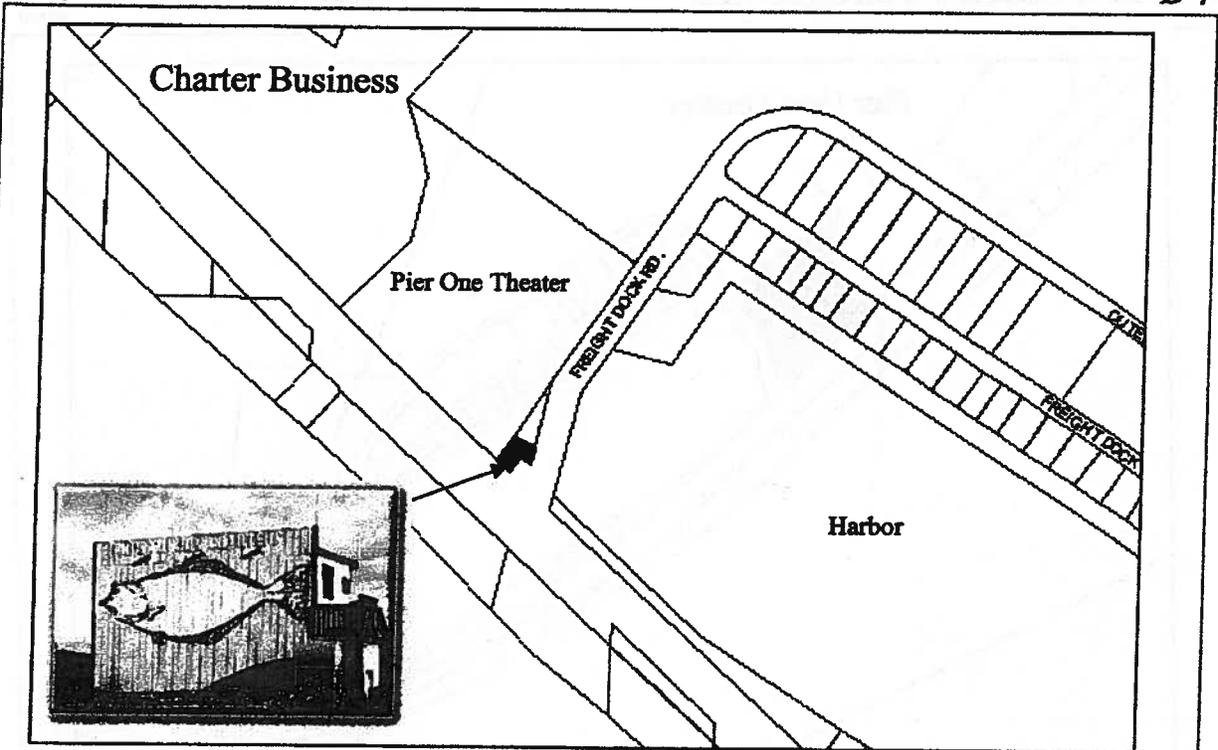
Leased to: Pier One Theater

Lease Renewal Options:

Expiration: 12/9/2011 Resolution 2007-56

The Homer Spit Trail currently ends on this lot.

Finance Dept. Code:



Designated Use: Lease

Acquisition History: Ord 1983-26. Purchased from World Seafood

Area: 0.15 acres or 6,692 sq ft

Parcel Number: 18103118

2009 Assessed Value: \$57,000 Land \$19,300 Structure \$37,700

Legal Description: HM0940043 T06S R13W S35 TRACT 1-B THE FISHIN HOLE SUB NO 2

Zoning: Marine Industrial

Wetlands: None

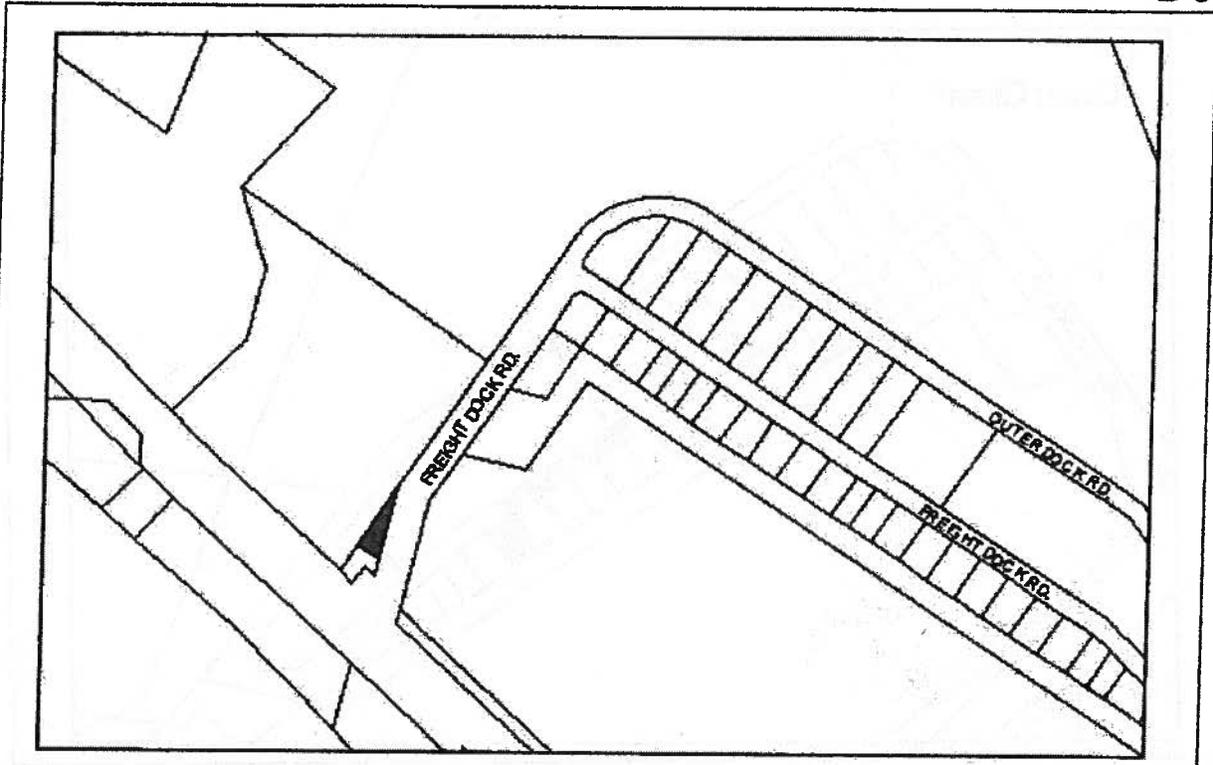
Infrastructure: Paved road, water and sewer.

Address: 3978 Homer Spit Road

Leased to: Alaska High Hopes Charters Co. (Bob's Trophy Charters)

Expiration: February 2013, with one 5 year option Resolution 08-43

Finance Dept. Code: 400.600.4650



Designated Use: Leased Lands

Acquisition History: Ord 83-26 purchase from World Seafood

Area: 0.18 acres

Parcel Number: 18103119

2009 Assessed Value: \$78,000 (Land: \$22,100 Structure \$55,900)

Legal Description: HM0940043 T06S R13W S35 TRACT 1-C THE FISHIN HOLE SUB NO 2

Zoning: Marine Industrial

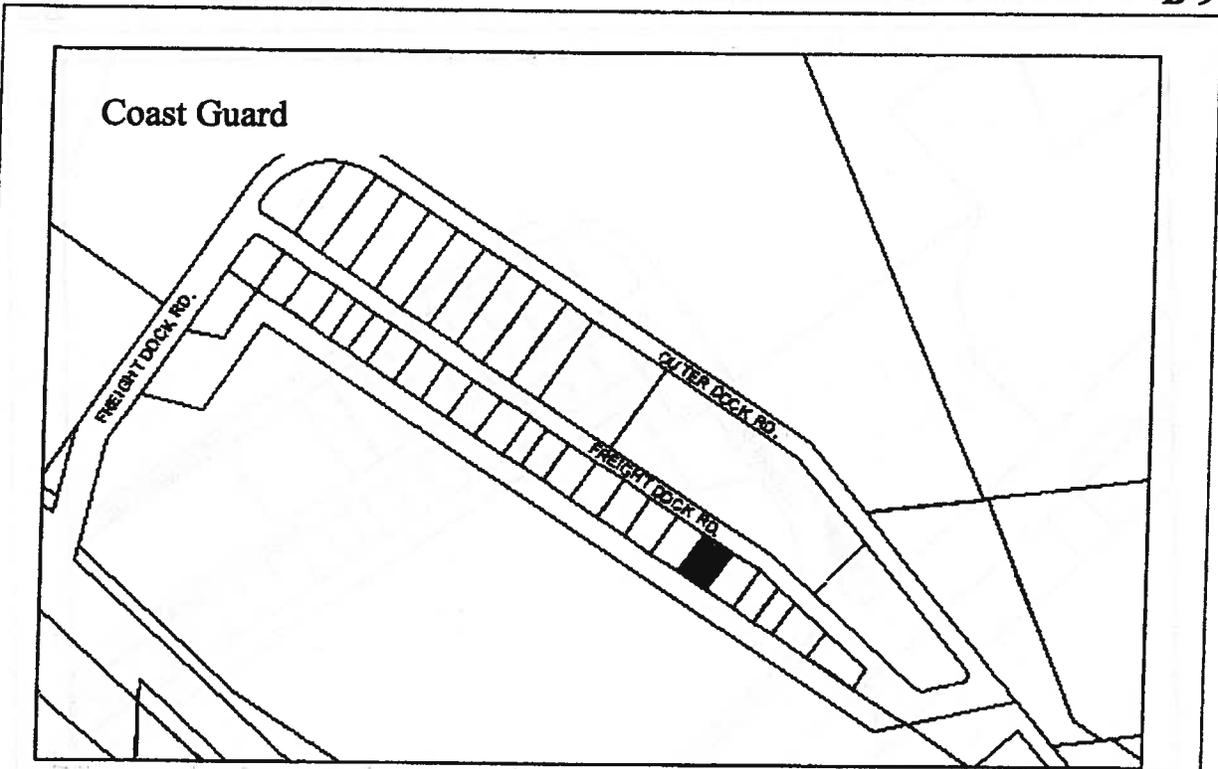
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 1114 Freight Dock Road

Leased to: L.H. and Marcia Pierce. Sportsman Supply/RV
Resolution 08-42 leased the property until the end of February, 2013. One five year option.

Finance Dept. Code: 400.600.4650



Designated Use: Leased to USCG
Acquisition History:

Area: 0.34 acres

Parcel Number: 18103218

2009 Assessed Value: \$570,800 (Land: \$142,200 Structure: \$428,600)

Legal Description: Homer Spft Four subdivision Lot 2

Zoning:

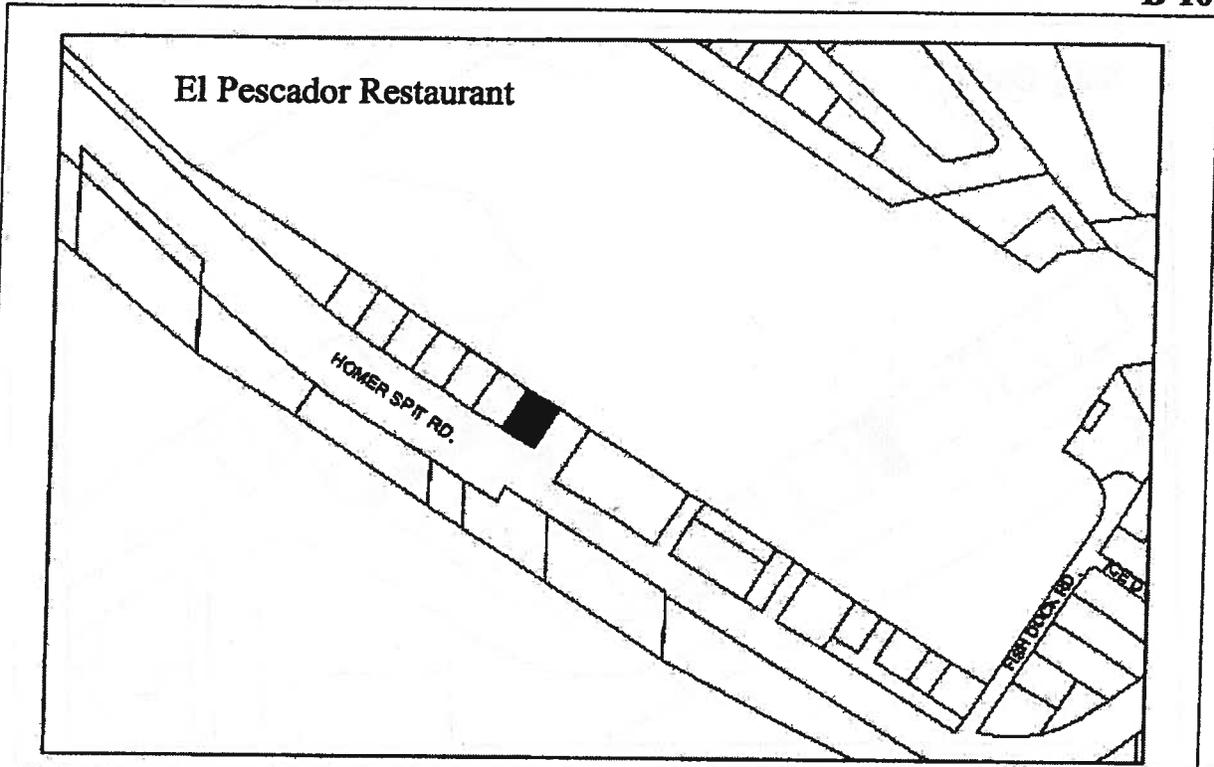
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address:

Leased to: USCG
Lease Renewal Options:
Expiration:

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 12,700 sq ft

Parcel Number: 18103316

2009 Assessed Value: \$528,900 (Land: \$81,000 Structure: \$447,900)

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 19

Zoning: Marine Commercial

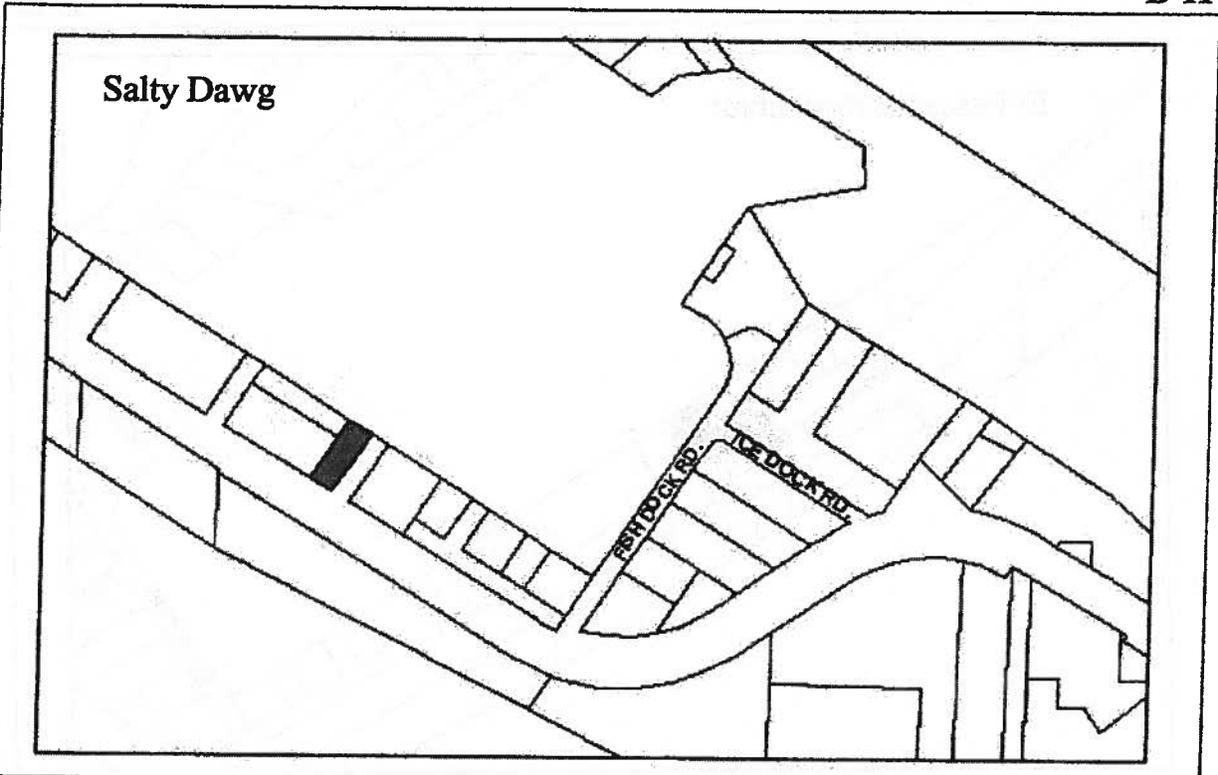
Wetlands: None

Infrastructure: Paved road, water and sewer

Address: 4262 Homer Spit Road

Leased to: Jose Ramos/El Pescador
Expiration: Lease expires 2/1/2016

Finance Dept. Code:



Designated Use: Leased Lands
Acquisition History:

Area: 0.23 acres

Parcel Number: 18103309

2009 Assessed Value: \$235,400 (Land: \$95,900 Structure: \$139,500)

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 30

Zoning: Marine Industrial

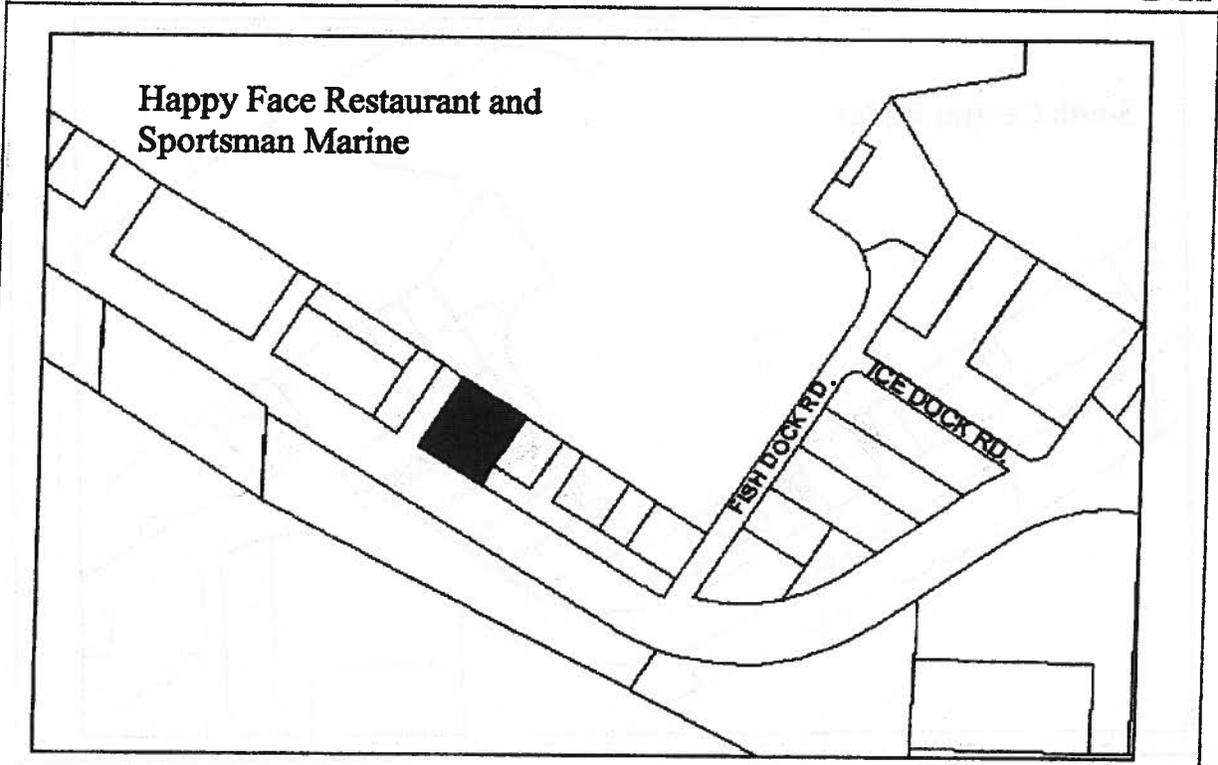
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address:

Leased to: John Warren, Salty Dawg
Expiration: 1/31/2026

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 24,639 sq ft (0.57 acres)

Parcel Number: 18103432

2009 Assessed Value: \$581,000 (Land: \$120,600 Structure: \$460,400)

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT AMENDED LOT 32

Zoning: Marine Industrial

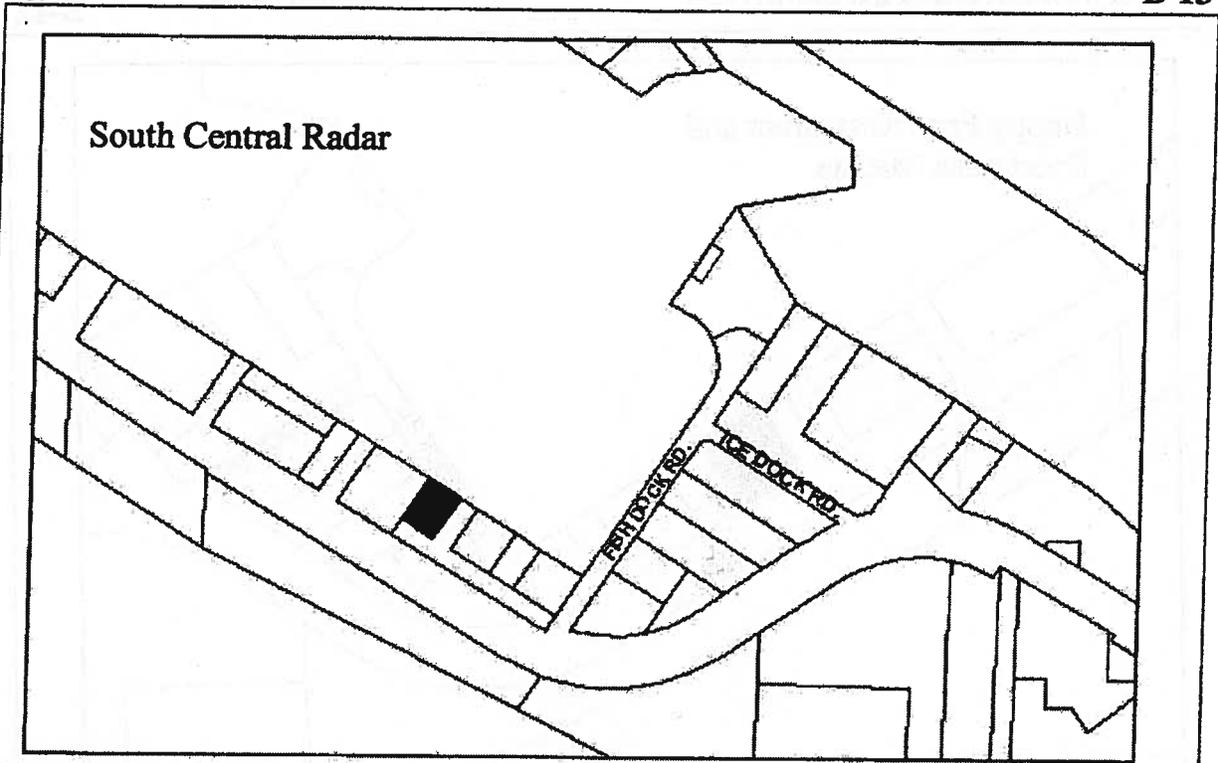
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4400 Homer Spit Road

Leased to: Happy Face Restaurant and Sportsman Marine
Expiration: 12/31/2014

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 0.2 acres

Parcel Number: 18103431

2009 Assessed Value: \$150,100 (Land: \$83,400 Structure: \$66,700)

Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMD LOT 88-1

Zoning: Marine Industrial

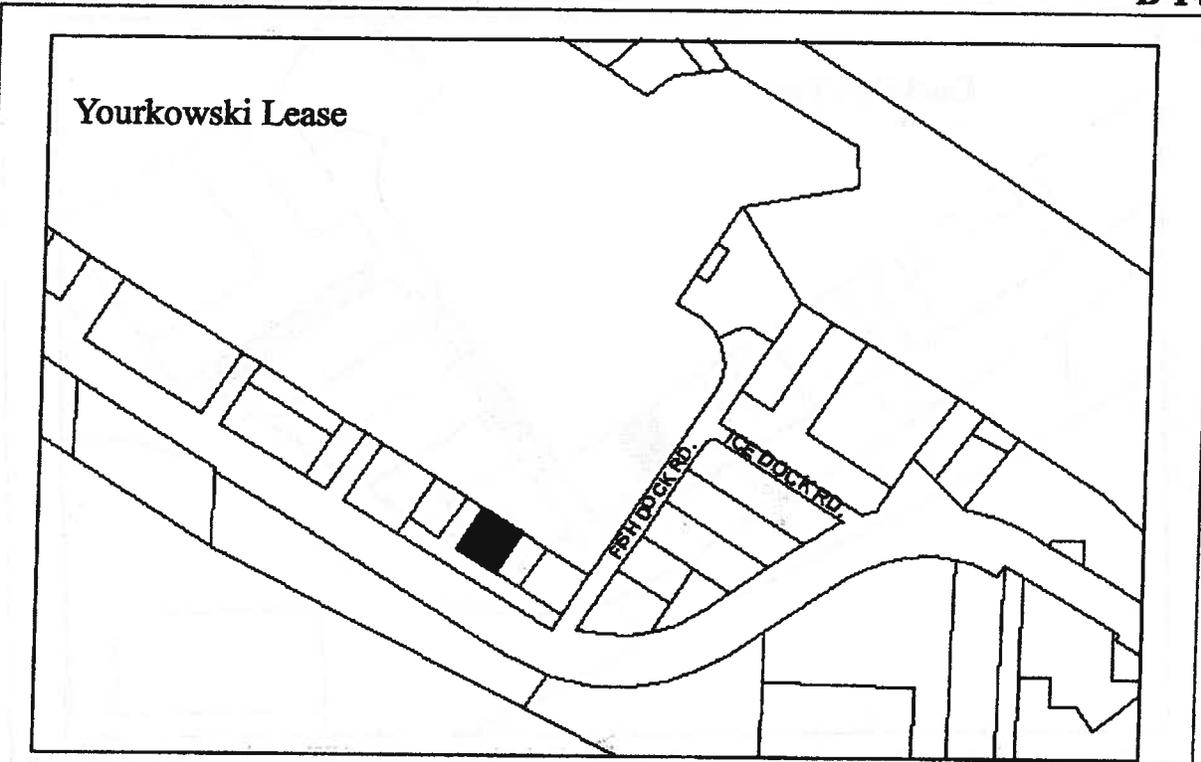
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 4406 Homer Spit Road

Leased to: William Tener dba South Central Radar
Lease Renewal Options: 2 additional 5 year renewal options
Expiration: 11/1/2013. Renewal options after that.

Finance Dept. Code:



Designated Use: Leased Lands
Acquisition History:

Area: 0.29 acres

Parcel Number: 18103442

2009 Assessed Value: \$230,300 (Land: \$110,400 Structure: \$119,900)

Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2

Zoning: Marine Industrial

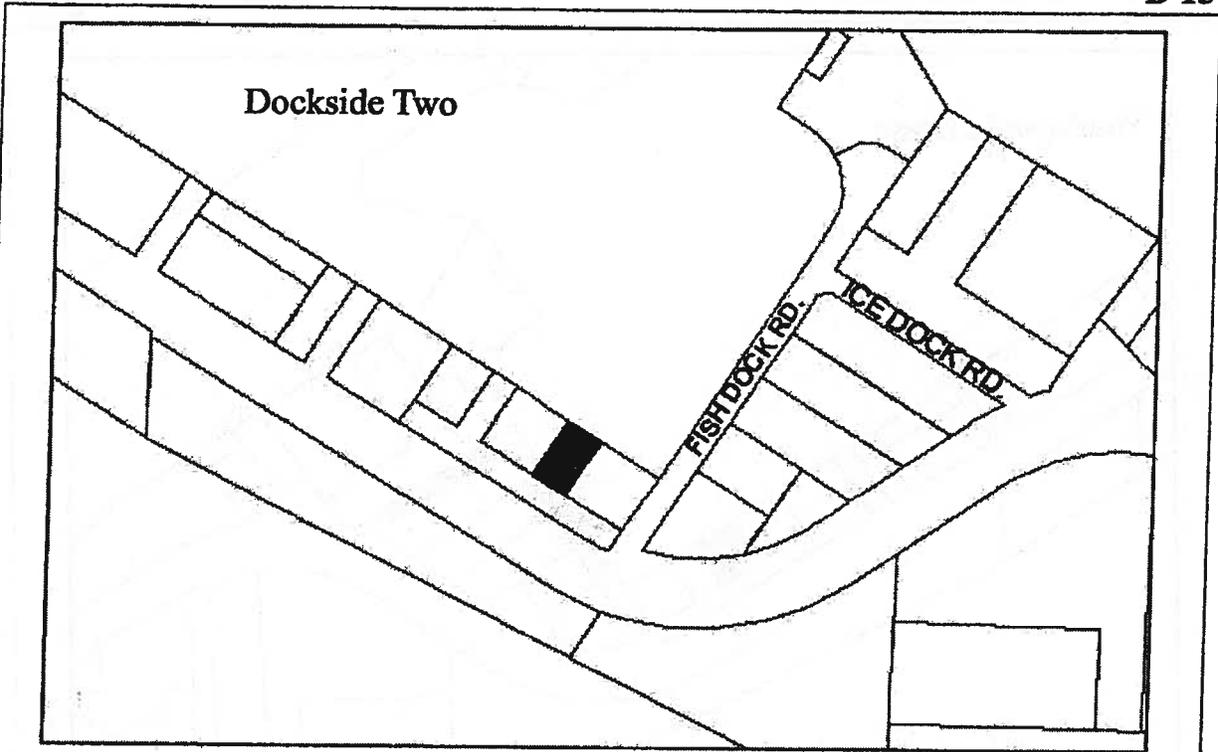
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 4460 Homer Spit Road

Leased to: Mike Yourkowski
Lease Renewal Options: one 10 year renewal option.
Expiration: 11/30/15, plus renewal option.

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 7,749 sq ft. (0.18 acres)

Parcel Number: 18103443

2009 Assessed Value: \$93,600 (Land: \$43,700, Structure: \$44,900)

Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-3

Zoning: Marine Industrial

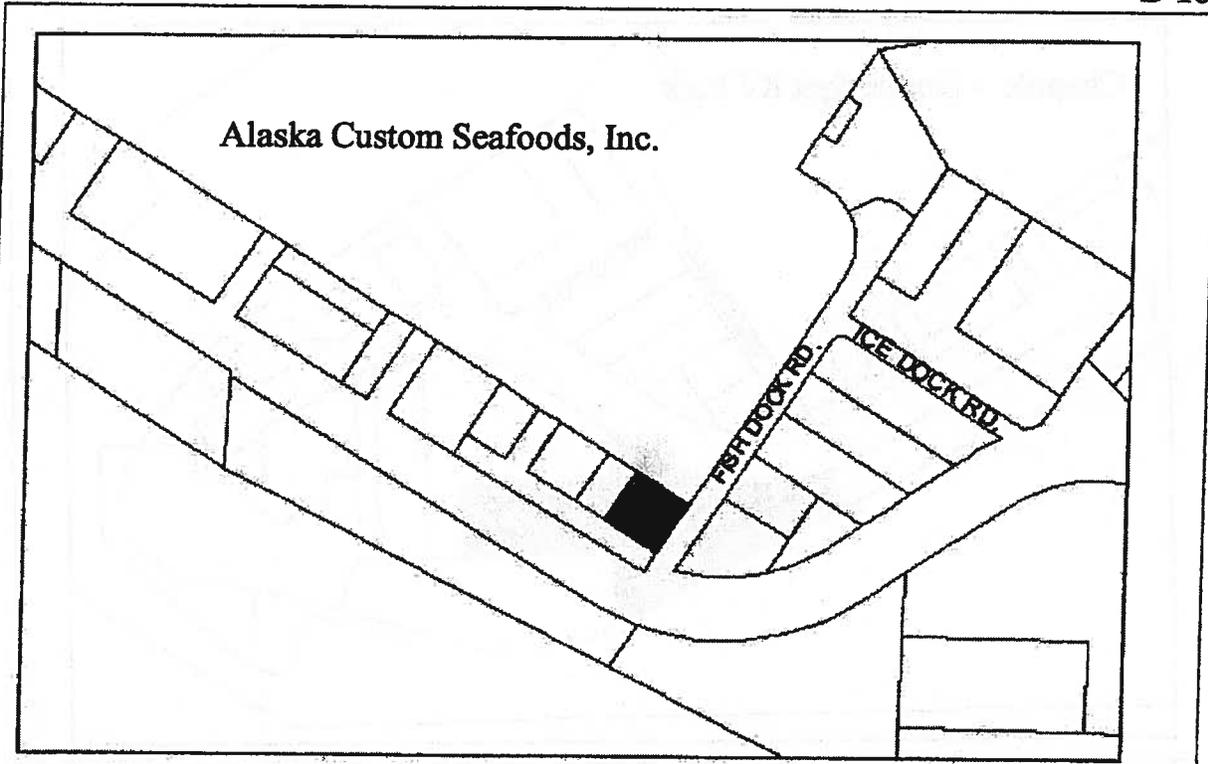
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4470 Homer Spit Road

Leased to: William Sullivan dba Dockside Two
Expiration: 4/15/2012, no more options

Finance Dept. Code:



Designated Use: Leased land
Acquisition History:

Area: 0.31 acres, or 13,383 sq ft

Parcel Number: 18103444

2009 Assessed Value: \$135,900 Land Value - \$11,500 Structure Value - \$124400

Legal Description: HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-4

Zoning: Marine Industrial

Wetlands: None

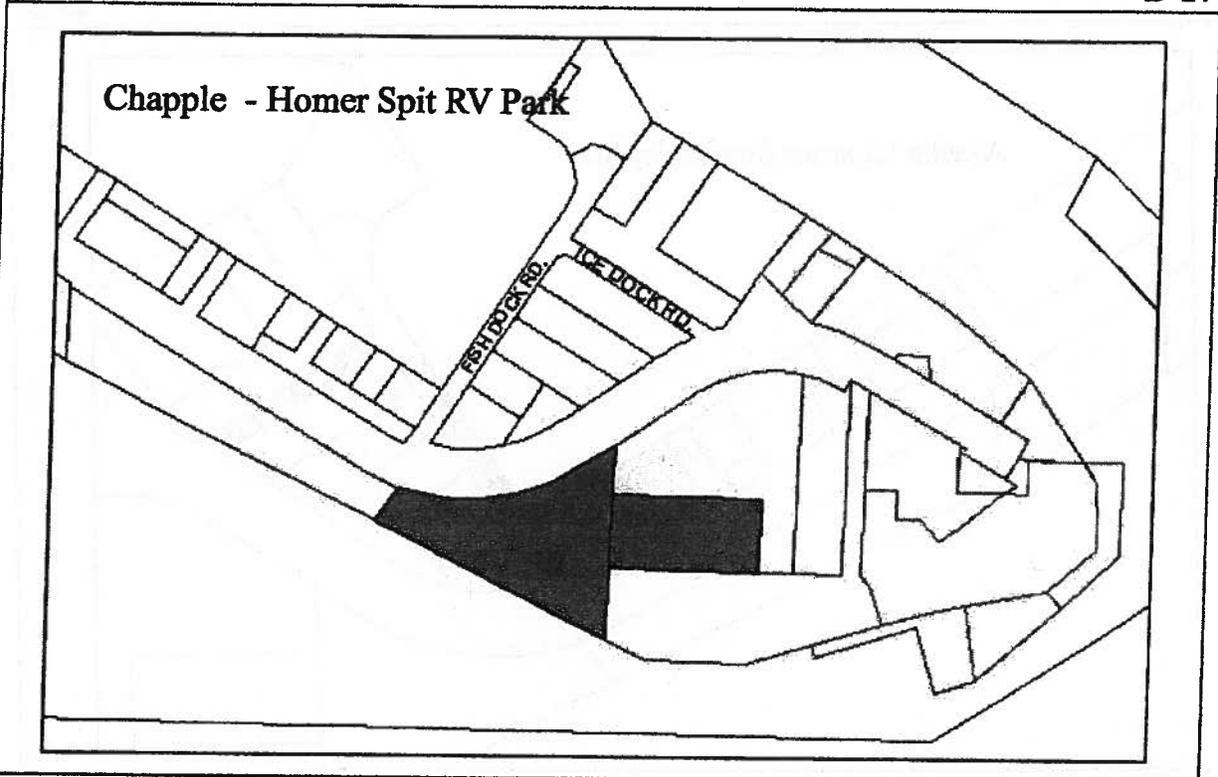
Infrastructure: Paved road, water and sewer.

Address: 4474 Homer Spit Road

Leased to: Brad Faulkner DBA Alaska Custom Seafoods, Inc.
Expiration: Last option extended. Expires 8/14/2010.

Note on Assessed land value. The KPB tax assessor takes into account the duration of the lease. Therefore, when a lease is expiring, the value of the land to the tenant goes down. On leased land, the KPB assessor is NOT showing market value of the land; they use a different measure to create a taxable land value. 1/18/2010.

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 192,970 sq ft	Parcel Number: 18103402, 03
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2009 Assessed Value: Total: \$593,400 Land: \$474,600 Structures: \$118,800

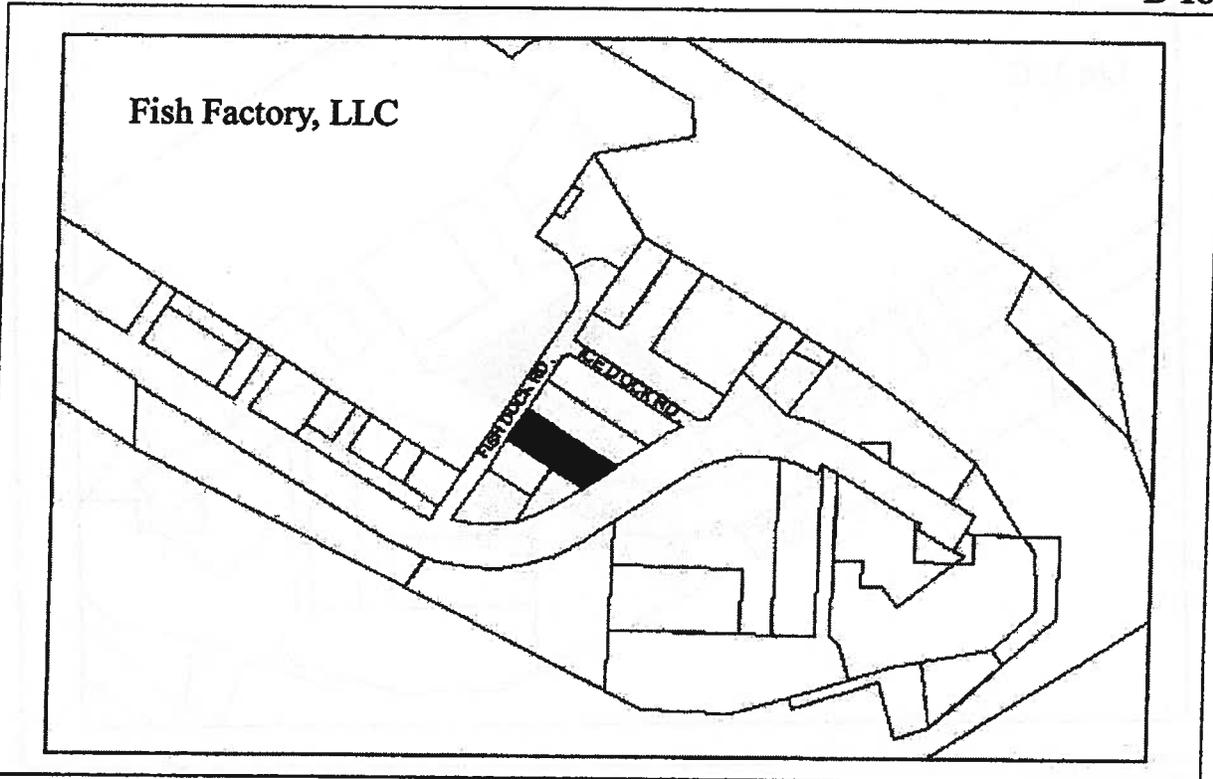
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 50.
 HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 49 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 190 @ 98.

Zoning: Marine Industrial	Wetlands: None
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Infrastructure: Paved road, water and sewer.	Address: 4535 Homer Spit Road
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Leased to: John & Margaret Chapple. Homer Spit Campground
Expiration: 9/10/2011, no more options

Finance Dept. Code:



Designated Use: Leased Land
Acquisition History:

Area: 27,470 sq ft (0.63 acres)	Parcel Number: 18103421
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2009 Assessed Value: \$889,300 (Land: \$214,000 Structure: \$675,300)

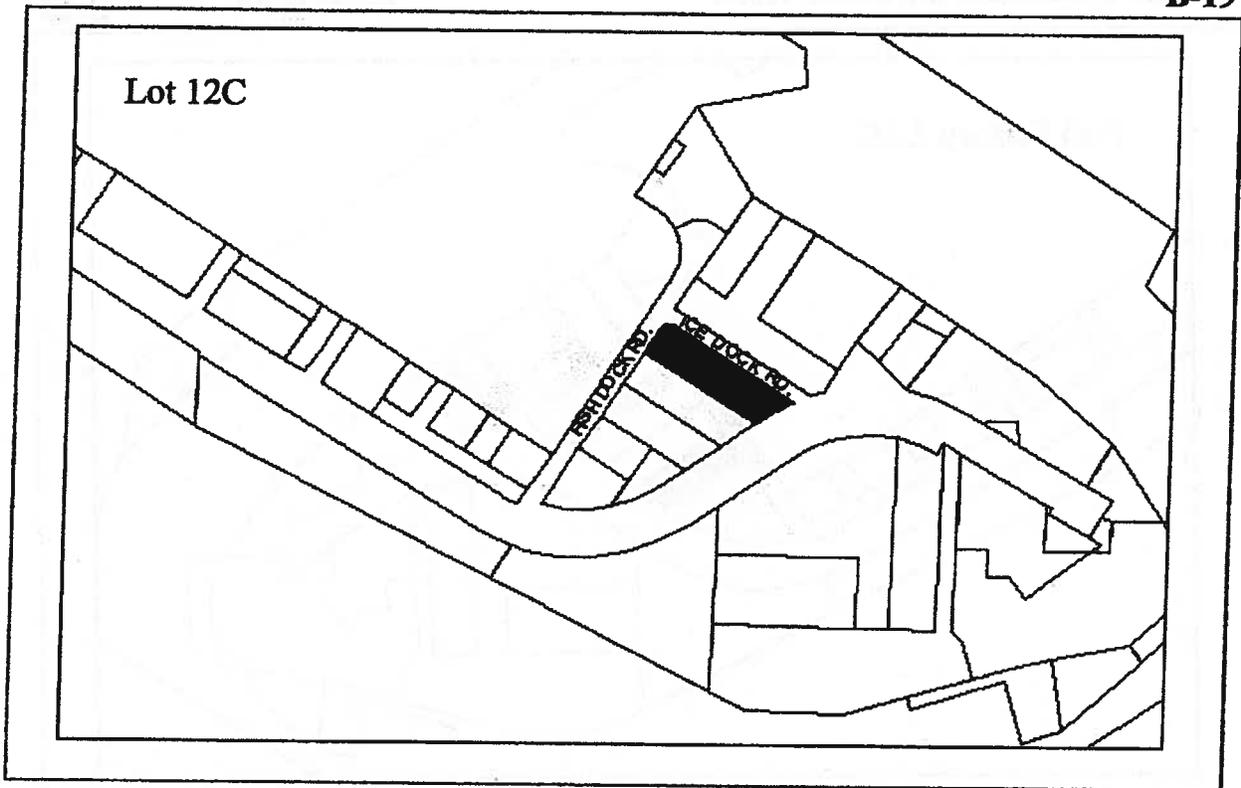
Legal Description: HM0900052 T07S R13W S01 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1

Zoning: Marine Industrial	Wetlands: None
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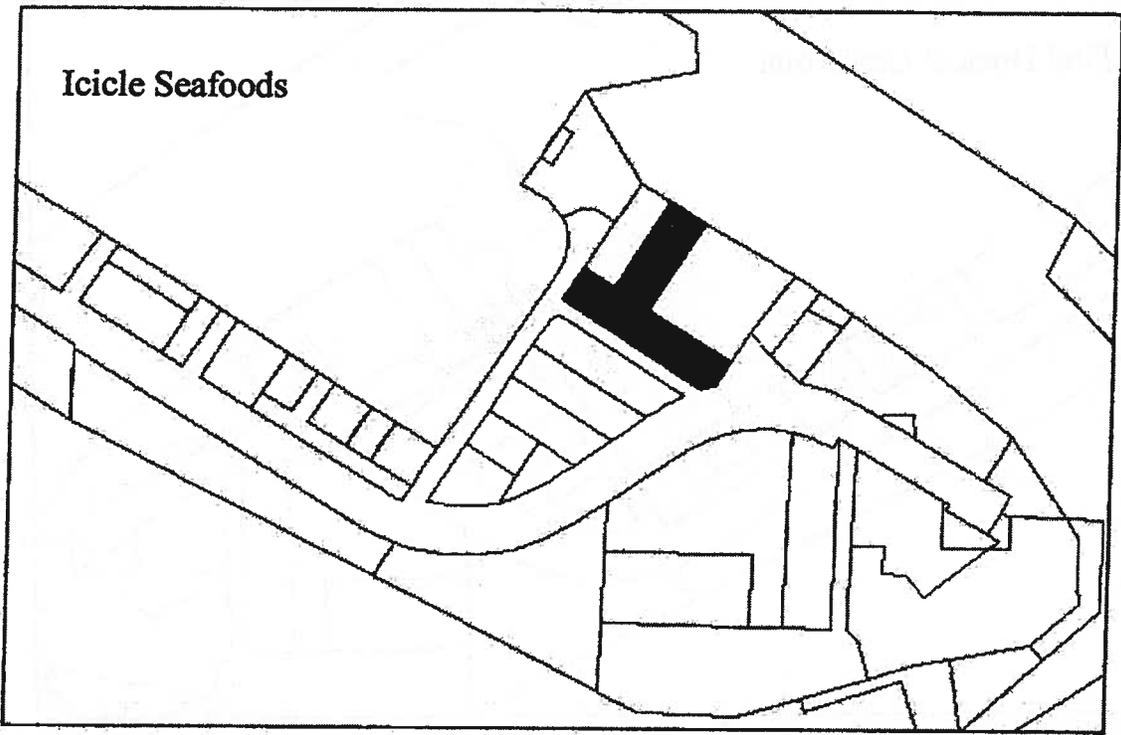
Infrastructure: Paved road, water and sewer.	Address: 800 Fish Dock Road
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Leased to: Fish Factory, LLC
Expiration: 3/31/2020 with two 10 year options

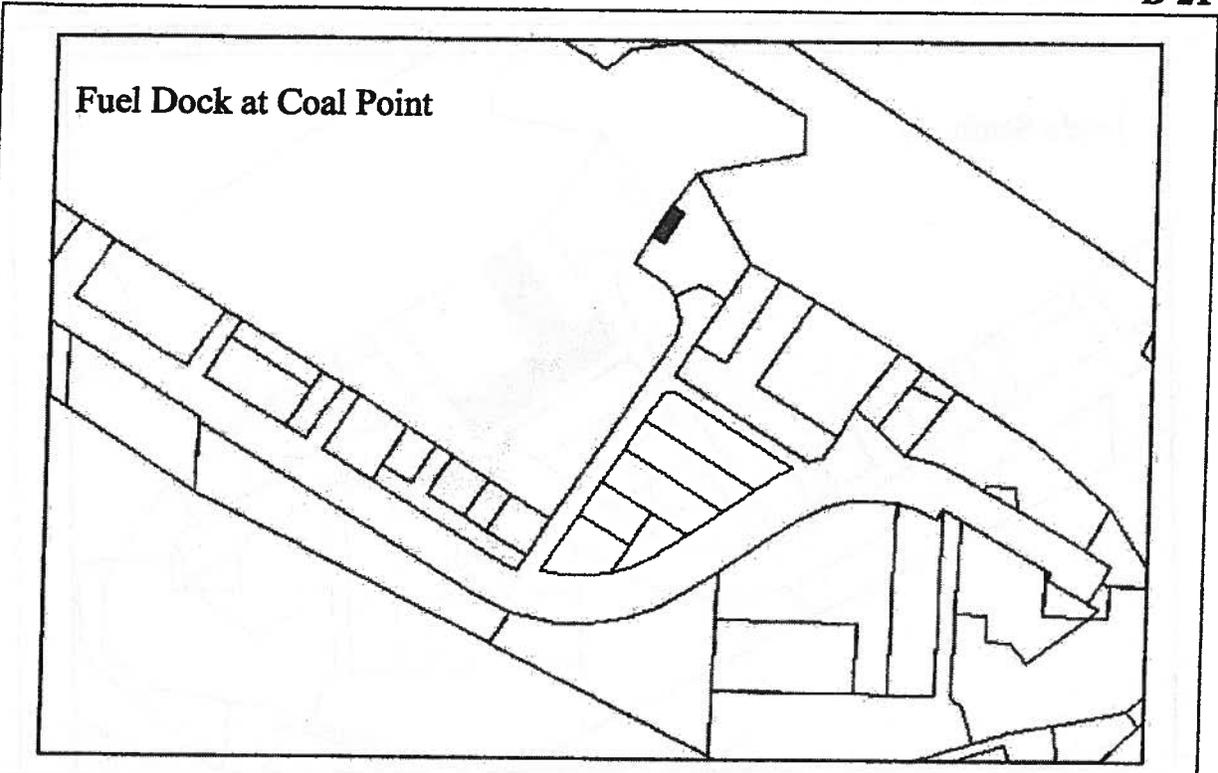
Finance Dept. Code:



Designated Use: Lease land	
Acquisition History:	
Area: 0.79 Acres	Parcel Number: 18103452
2009 Assessed Value: \$250,000	
Legal Description: City of Homer Port Industrial No 2 Lot 12C	
Zoning: Marine Industrial	
Infrastructure: Water, sewer, paved road access	Address: 4501 Ice Dock Road
Leased by Resolution 2008-37 to Harbor Leasing (Auction Block) Expiration: 3/31/2028 Options: two additional 5 year options	
Finance Dept. Code:	



Designated Use: Leased Land	
Acquisition History:	
Area: 1.49 acres	Parcel Number: 18103419
2009 Assessed Value: \$533,600 (Land: \$358,300 Structure: \$175,300)	
Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Water, sewer, paved road access	Address:
<p>Leased to: Icicle Seafoods, Inc Expiration: 9/14/2029.</p>	
Finance Dept. Code:	



Designated Use: Leased Land
Acquisition History:

Area: 0.07 acres

Parcel Number: 18103427

2009 Assessed Value: \$482,000 (Land: \$40,600 Structure: \$441,400)

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921

Zoning: Marine Industrial

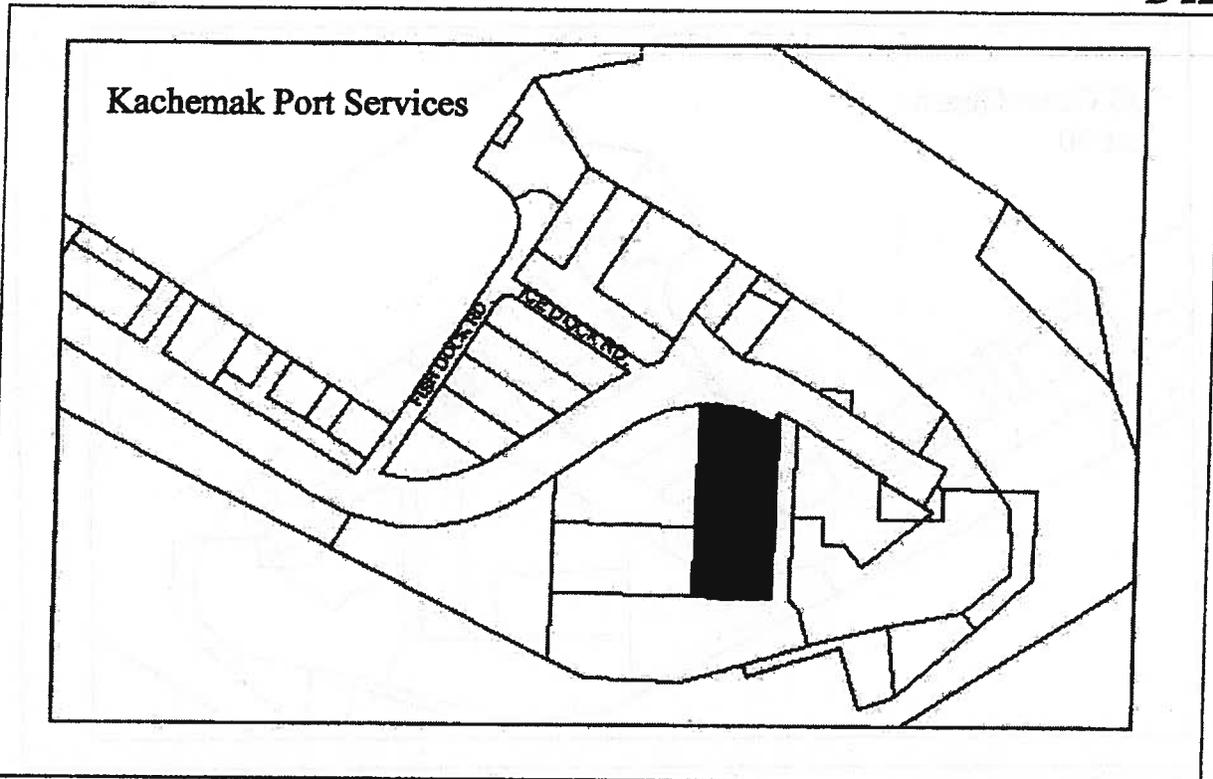
Wetlands: None

Infrastructure: Paved road, water and sewer.

Address:

Leased to: Harbor Enterprises/Terminal Oil Sales. Coal Point Fuel Dock.
Expiration: 11/20/2008. Two 5 year options.

Finance Dept. Code:



Designated Use: Leased Land. Also includes the Port Maintenance Shop and a large tank.
Acquisition History:

Area: 2.23 acres (Lease is for a small portion of the lot)	Parcel Number: 18103404
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2009 Assessed Value: 1,397,700 (\$Land: \$353,700 Structure: \$1,044,000)

Legal Description: HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 48 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 190 @ 98

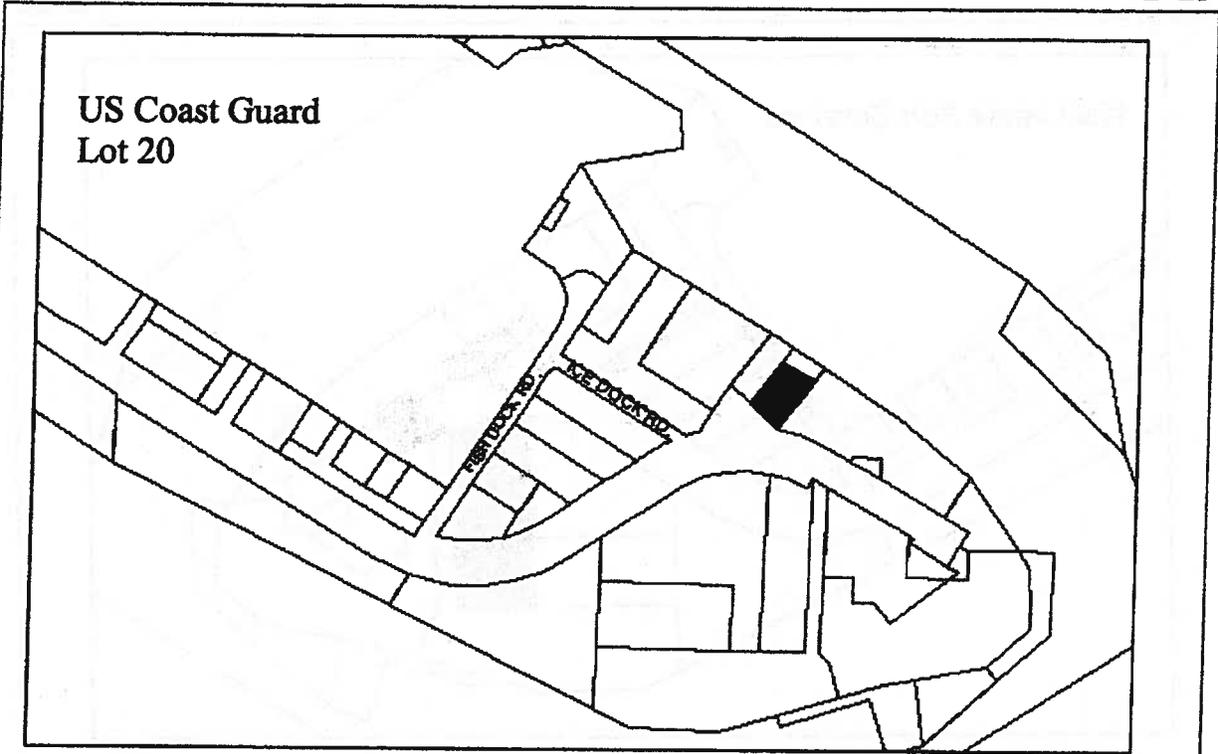
Zoning: Marine Industrial	Wetlands: N/A
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Infrastructure: Water, sewer, paved road access	Address: 4667 Homer Spit Road
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Leased to: Kachemak Port Services. See KPB 18103464.
Total value: \$33,700. Land Value - \$1500, Structure Value - \$32200
 Only a small portion is leased to Kachemak Port Services.
 Resolution 09-66, lease renewal.

The Port Maintenance Shop is on this lot, and a large water tank, and other accessory structures.

Finance Dept. Code:



Designated Use: Lease
Acquisition History:

Area: 0.35 acres

Parcel Number: 18103445

2009 Assessed Value: \$151,800

Legal Description: Portion of Government Lot 20

Zoning: Marine Industrial

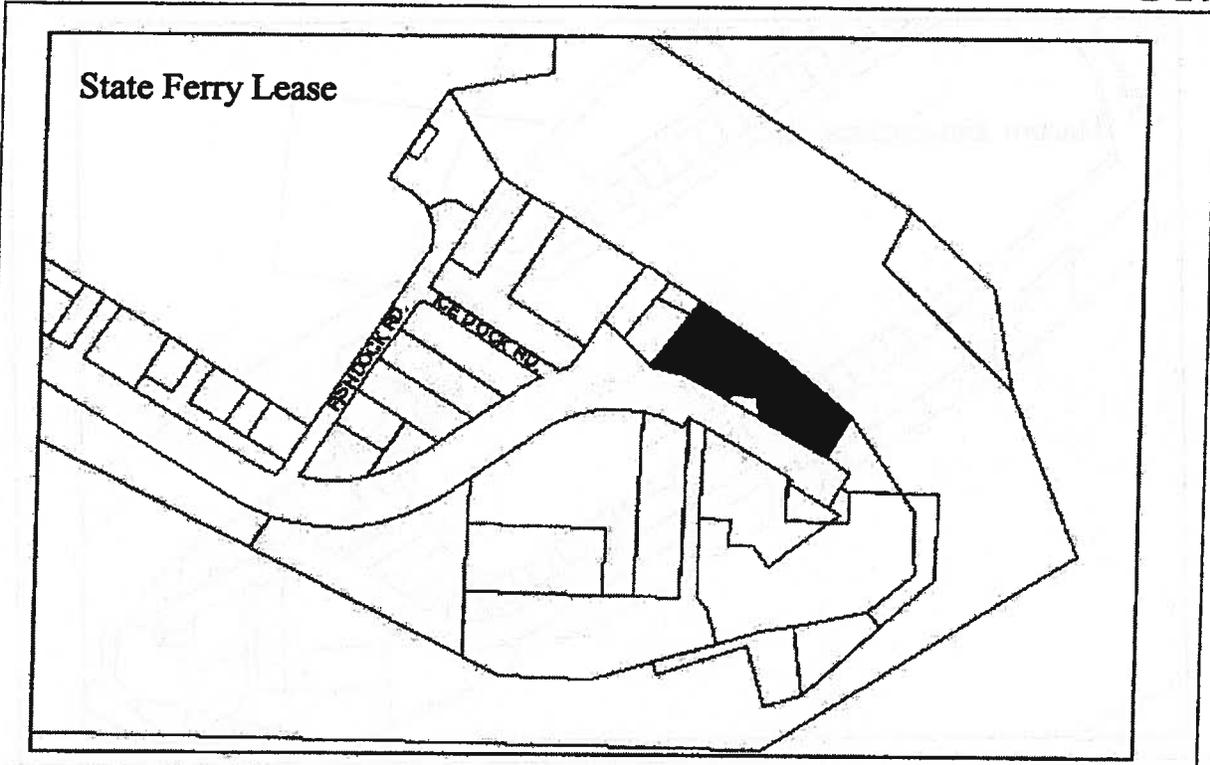
Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address: 4688 Homer Spit Road

Leased to: US Coast Guard.
 Short term year to year lease pending the construction of an office/support structure.

Finance Dept. Code:



Designated Use: Ferry Terminal and Staging
Acquisition History: Quitclaim Deed to KPPUDIST #1 2/18/64: Orig Cert filed between KPPUD and BLM for Harbor use for 25 years on 7/29/55.

Area: 1.83 acres or 79,799 sq ft	Parcel Number: 18103447
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2009 Assessed Value: \$1,126,000 (\$460,000 Land, \$666,000 Structure)

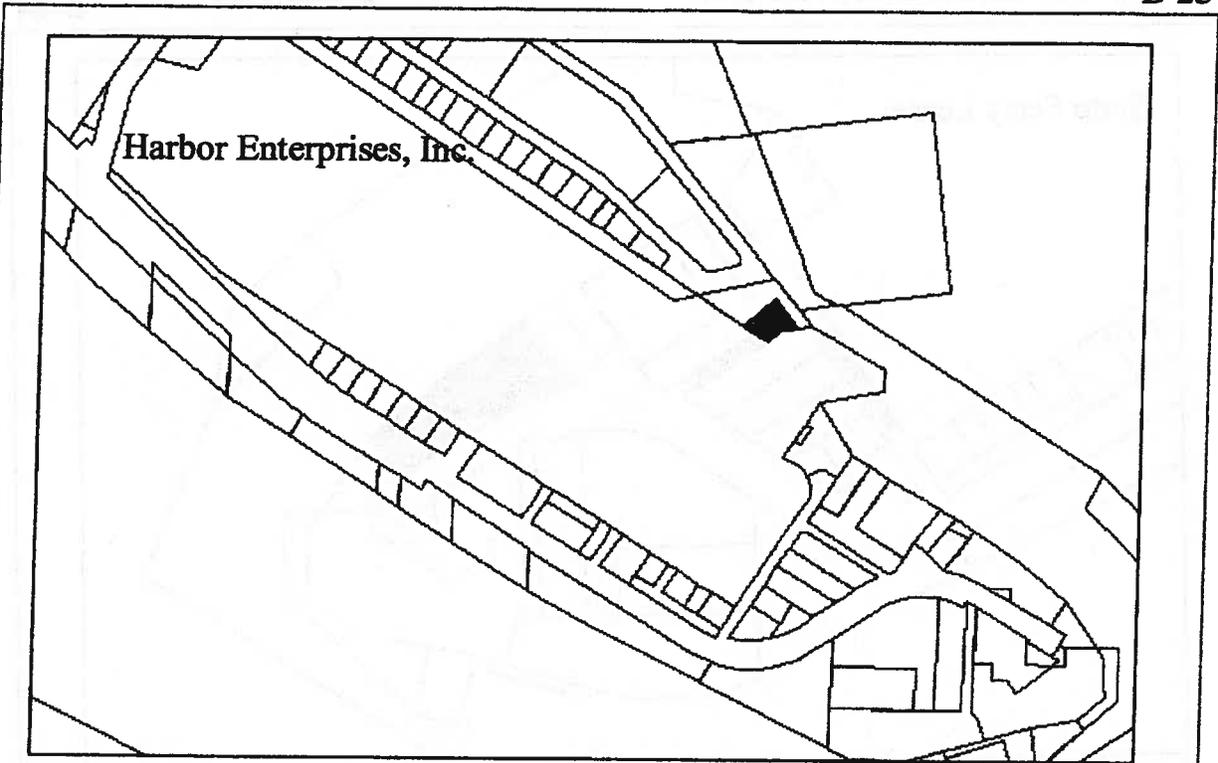
Legal Description: HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A

Zoning: Marine Industrial	Wetlands: None
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Infrastructure: Paved road, water and sewer.	Address: 4690 Homer Spit Road
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Leased to: Alaska Marine Highway
Expiration: 1-13-2029.
 MOA on file regarding ferry terminal and city maintenance shop.

Finance Dept. Code:



Designated Use: Leased Land (Fuel tanks for fuel dock)
Acquisition History:

Area: 20,000 sq ft (0.459 acres)

Parcel Number: 18103280

2009 Assessed Value: \$339,100 (Land: \$126,300 Structure: \$212,800)

Legal Description: HM0970072 T07S R13W S01 HOMER SPIT NO 6 8-E-1

Zoning: Marine Industrial

Wetlands: None

Infrastructure: Paved road, water and sewer.

Address: 4607 Freight Dock Road

Leased to: Harbor Enterprises/Terminal Oil Sales
Expiration: 12/1/2008 with one ten year option

Finance Dept. Code:

Intentionally Blank

Designated Use: Public Purpose
Acquisition History:

Area:

Parcel Number:

200x Assessed Value:

Legal Description:

Zoning:

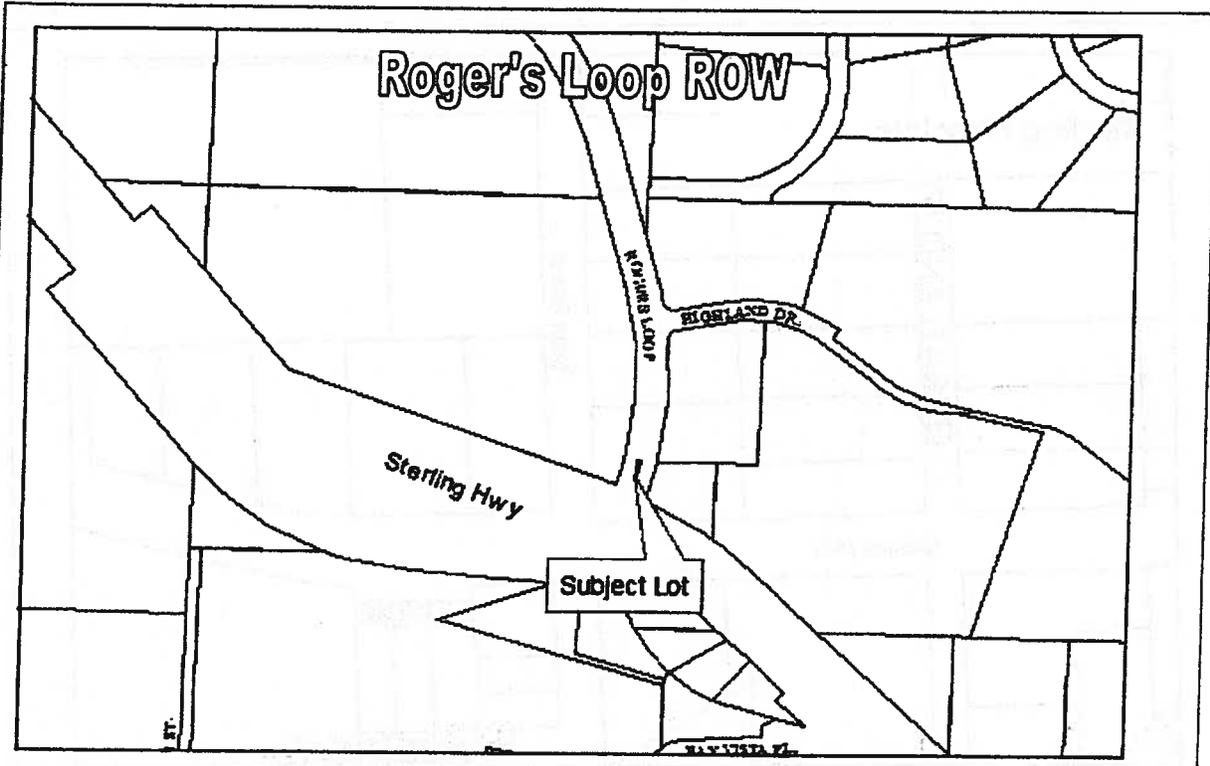
Wetlands:

Infrastructure:

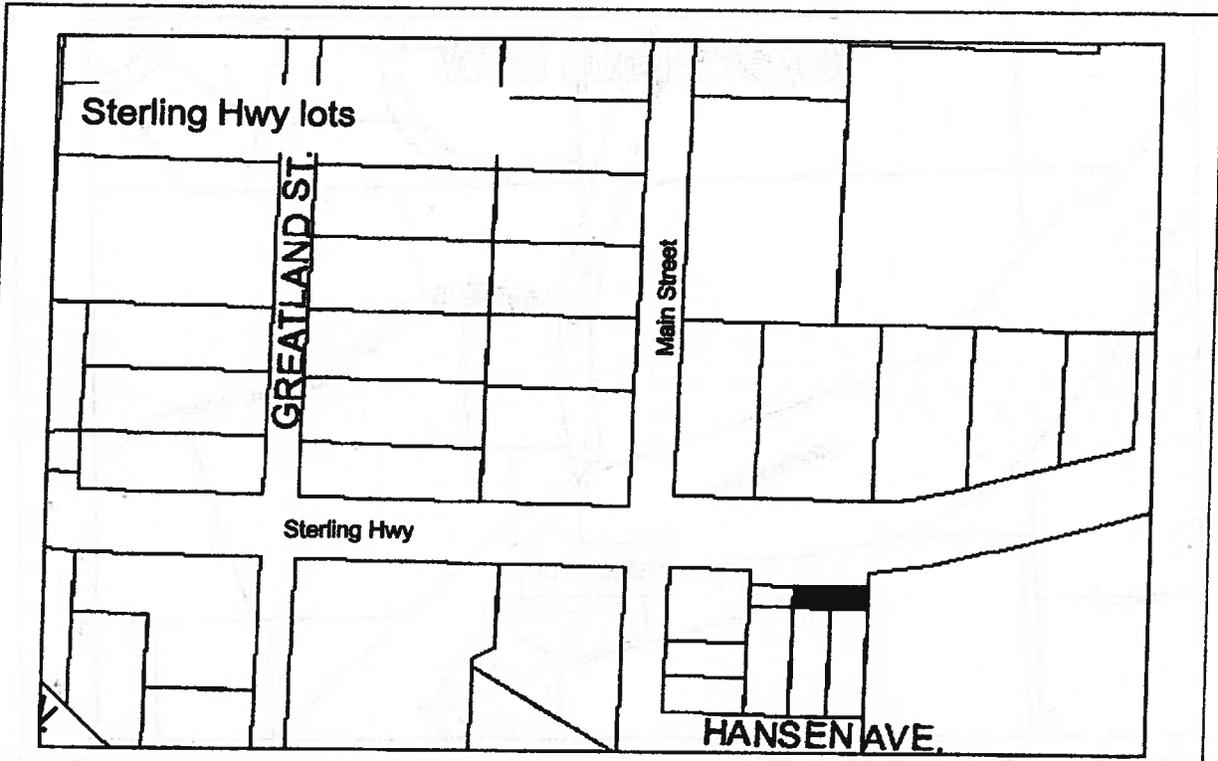
Notes:

2006 Update:

Finance Dept. Code:



Designated Use: Public Purpose/Roger's Loop & Sterling Highway ROW dedication	
Acquisition History: KPB Ordinance 83-27	
Area: .02 acres	Parcel Number: 17501046
2009 Assessed Value: \$100	
Legal Description: HM T06S R14W S14 N 300 FT OF S 408 FT OF W 250 FT OF SW1/4 NE1/4 SW1/4 LYING W OF ROW & N OF STERLING HWY	
Zoning: Rural Residential	Wetlands: N/A
Infrastructure:	
<p>Notes: This parcel is part of the paved Roger's Loop roadway. Resolution 08-48, recommend deed to DOT. In 2009, City staff began researching the issue and retained Ability Surveys to advise and facilitate this transfer. There appear to be longstanding errors in the legal description. There should be some resolution in the first quarter of 2010.</p>	
Finance Dept. Code:	



Designated Use: Undesignated
Acquisition History: Dattling Deed 6/10/82

Area: 0.03 acres each. Total of 2,613 sq ft **Parcel Number:** 177154 02, 03

2009 Assessed Value: \$1,400

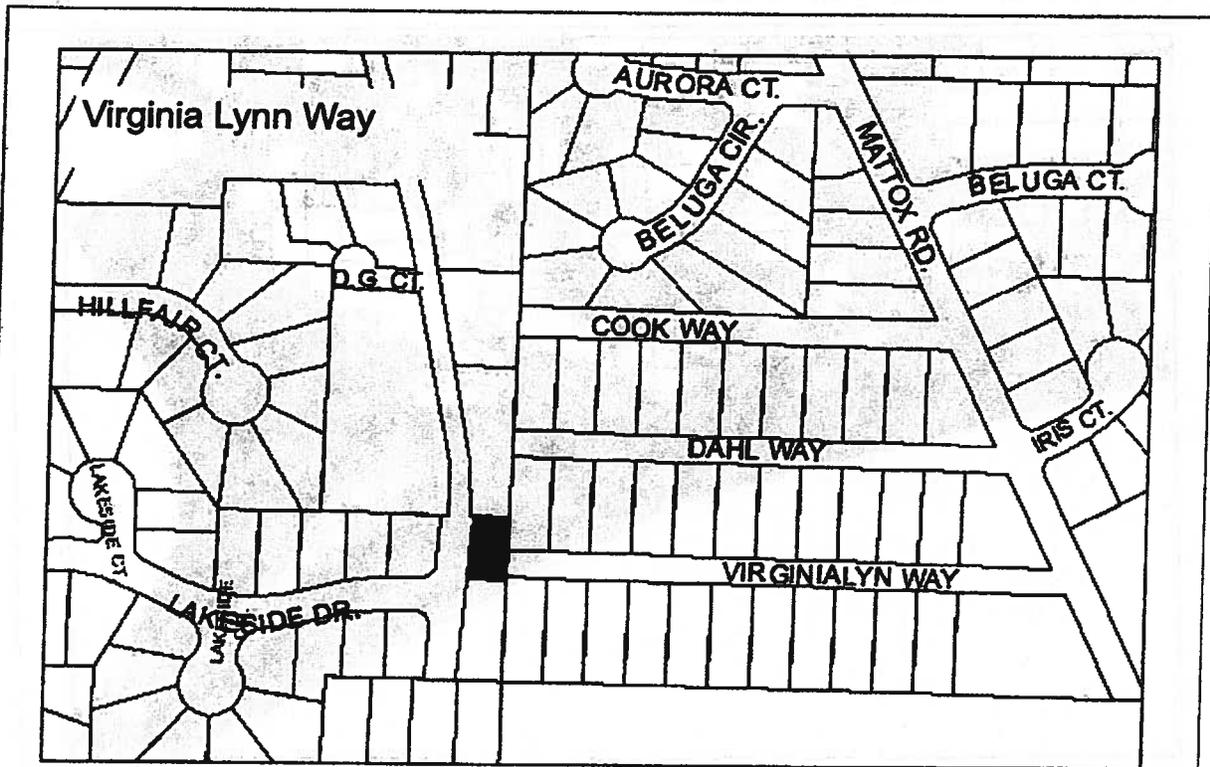
Legal Description: T6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY-PASS ROAD, T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*

Zoning: Central Business District **Wetlands:** Possibly. Lots are steep.

Infrastructure: Paved Road and sidewalk

Notes: Lots are steep; they run from the Sterling Highway grade down the slope to the adjoining property. Lot dimensions are approximately 50'x30'.

Finance Dept. Code:



Designated Use: Public use easement for Virginia Lynn Way, public park
Acquisition History: Quit Claim Deed from NBA 1/4/83

Area: 0.21 acres

Parcel Number: 17730239

2006 Assessed Value: \$22,800

Legal Description: T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4

Zoning: Urban Residential

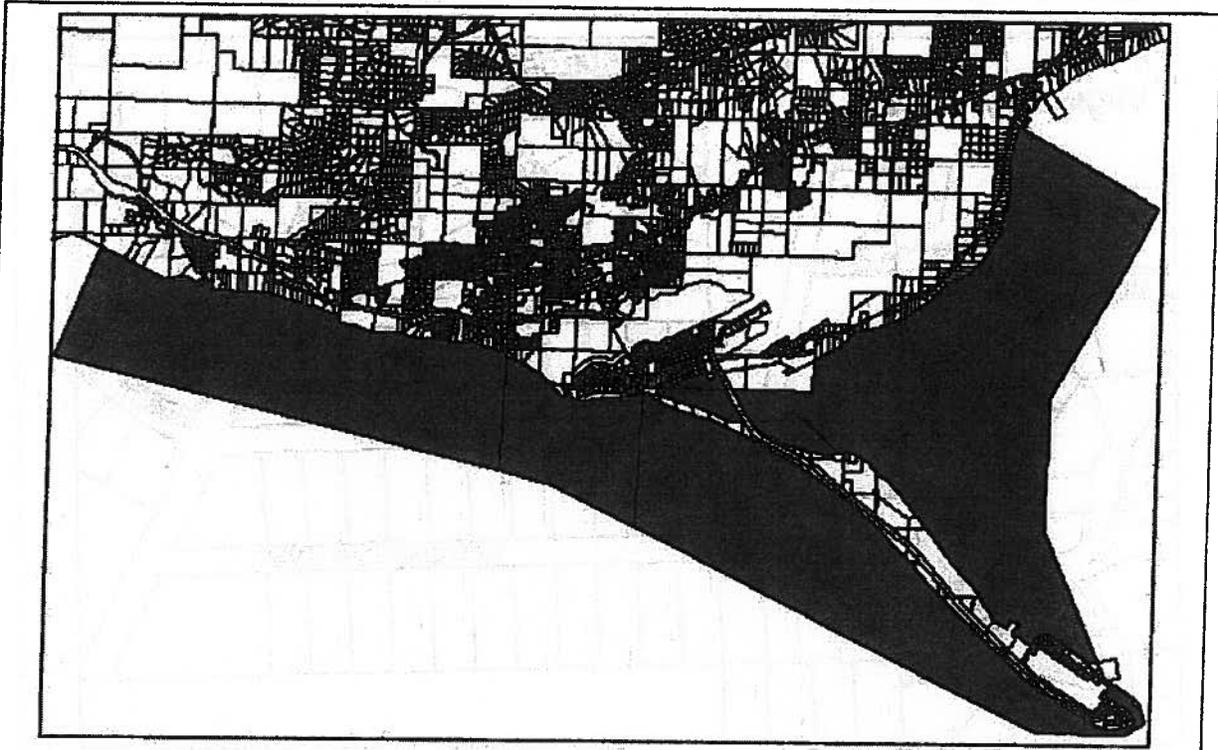
Wetlands: possibly on a small portion

Infrastructure: Road access

Notes: This lot has a public use easement granted by the plat. This lot will likely be needed in the future to connect Virginia Lynn Way, because the adjacent lots are not wetlands and are developable. Access to Mattox Road is not know at this time; the ground drops and becomes very swampy.

Resolution 09-33: Dedicate road access for Virginia Lynn Way, across Lot 2 Block 4 Lakeside Village Subdivision Amended. Hold the remainder of the lot for use as a public neighborhood park. In 2009 the City retained a surveyor to work on this issue. Progress has been made and work continues.

Finance Dept. Code:



Designated Use: Tidelands
Acquisition History:

Area: 6,714 acres

Parcel Number: 18107001, 17728001, 17528001

2009 Assessed Value: \$21,056,700

Legal Description: Portions of ATS 612

Zoning: Not zoned

Wetlands:

17728001—HM0742265 T06S R13W S29 ALASKA TIDELAND SURVEY 612 . 499.54 acres, \$83,200 assessed value. Patent title 1977, 84-25 Annexed by City.

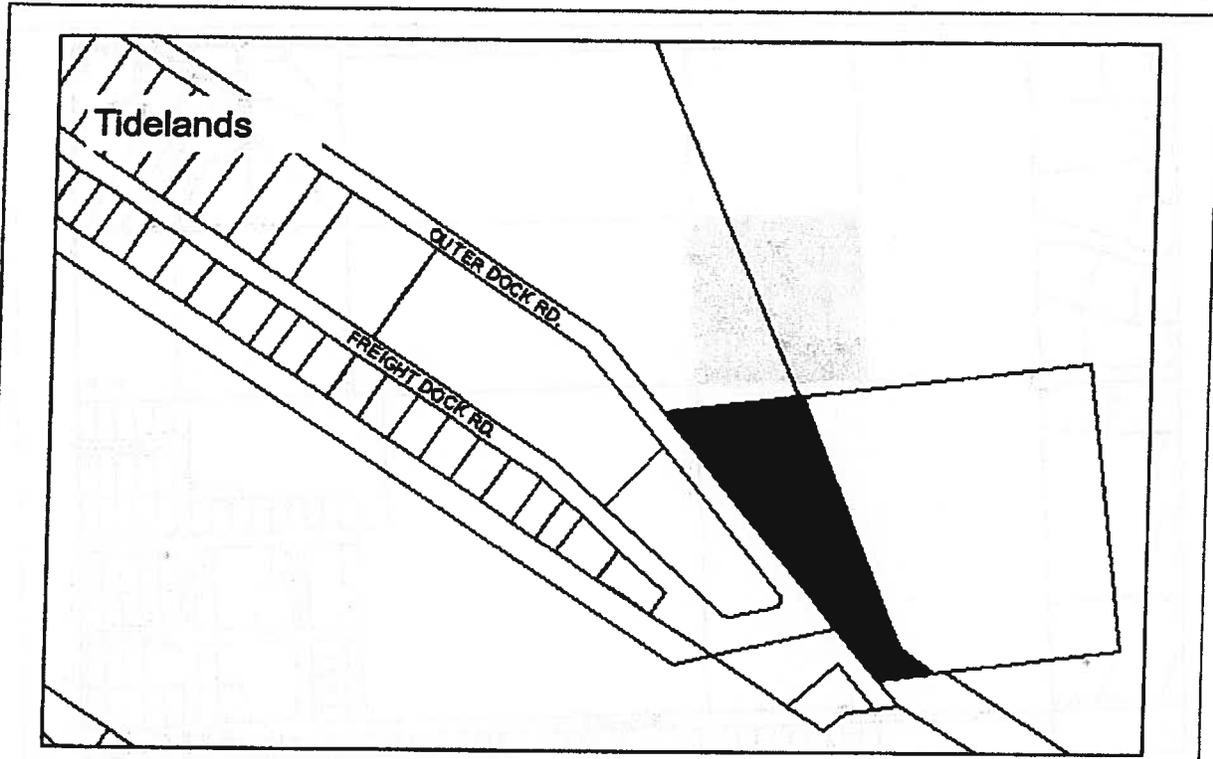
17528001 HM0770064 T06S R14W S30 ALASKA TIDELANDS SURVEY NO 612 POR SEC 23 24 & POR SEC 19 & 30. 1641.24 acres. Assessed Value: \$83,400. City Granted Title 1977 under Preference Right effective 1/3/59 Ord 84-25 Annexed by City.

18107001—HM0770064 T07S R13W S14 ALASKA TIDELANDS SURVEY 612 THAT PORTION LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T06SR13W & WITHIN SEC 1 & 2 OF T07SR13W EXCLUDING THAT PORTION OF TIDELANDS VESTED TO STATE OF ALASKA & EXCE. 4753 acres. \$20,890,100, includes Pioneer Dock improvements

Patent 1974 002459-0 Book 80 Page 171

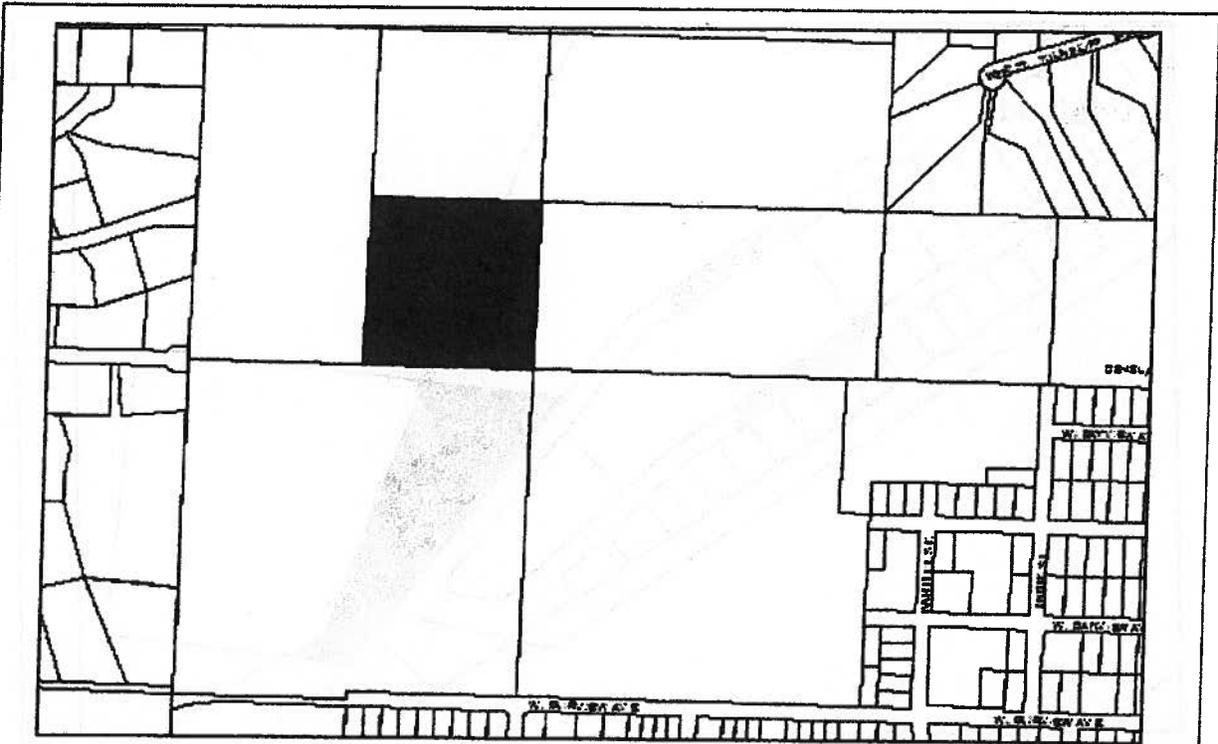
Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern"). They are recognized as sites of international importance. <http://www.whsrn.org/>

Finance Dept. Code:



Designated Use: Tidelands	
Acquisition History:	
Area: 4.19 acres	Parcel Number: 18103213
2009 Assessed Value: \$800,800	
Legal Description: T 6S R 13W SEC 36 T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED TRACT A	
Zoning: Not zoned	Wetlands: Tidelands
Infrastructure:	
Includes part of the causeway for the deep water dock. Lease agreement for deep water dock land, B192 p648 \$830/yr ADL 224560 55 year lease, July 1989- July2044	

Finance Dept. Code:



Designated Use:
Acquisition History:

Area: 10 acres

Parcel Number: 17504003

2009 Assessed Value: \$64,300*

Legal Description: T6S R13W Sec 18 SE1/4 NE1/4 SW1/4

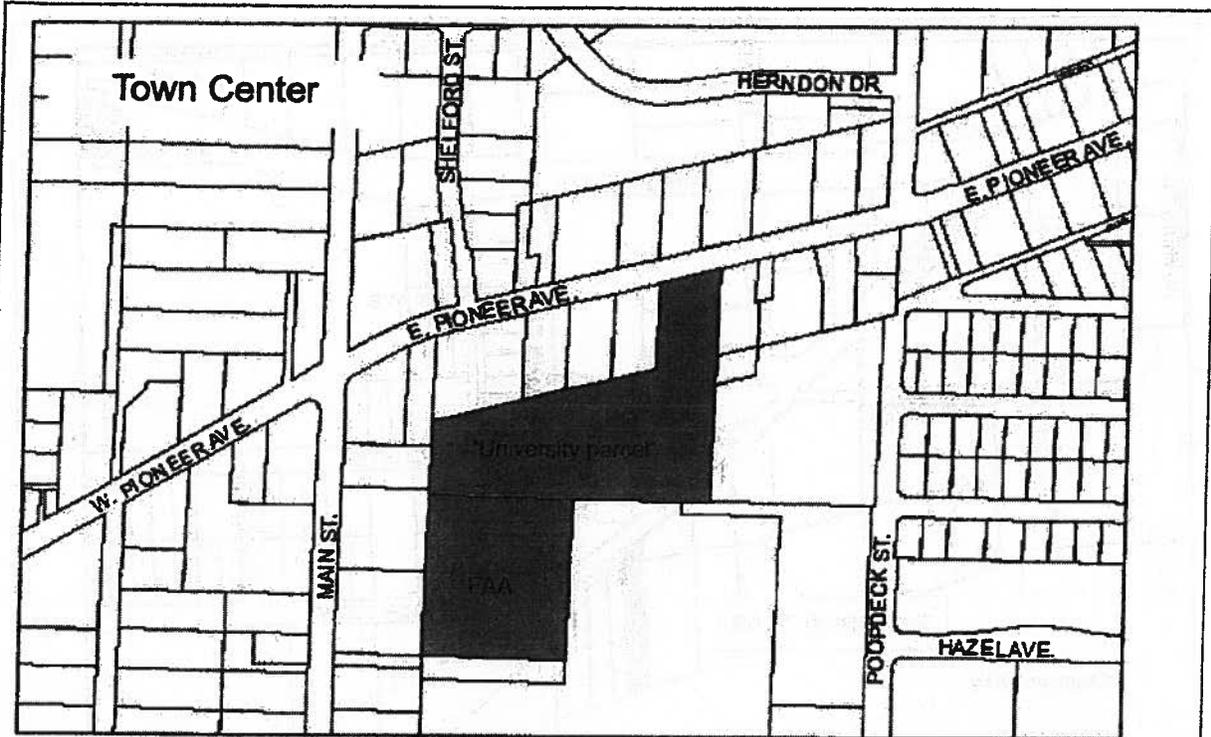
Zoning: Rural Residential

Wetlands: Drainages and wetlands may be present

Infrastructure: None. No access.

Notes: *2007—Land could not be appraised due to lack of legal access.

Finance Dept. Code:



Designated Use: UA land: Land was sold to the City by UA with the intent it would be used for town center. FAA site: Held for possible UA/state shared consortium library agreement and land trade for land at Bridge Creek.

Acquisition History: UA: Ord 03-61 purchase.

Area: 7.71 acres

Parcel Number: 17719209, 17708015

2009 Assessed Value: \$520,200

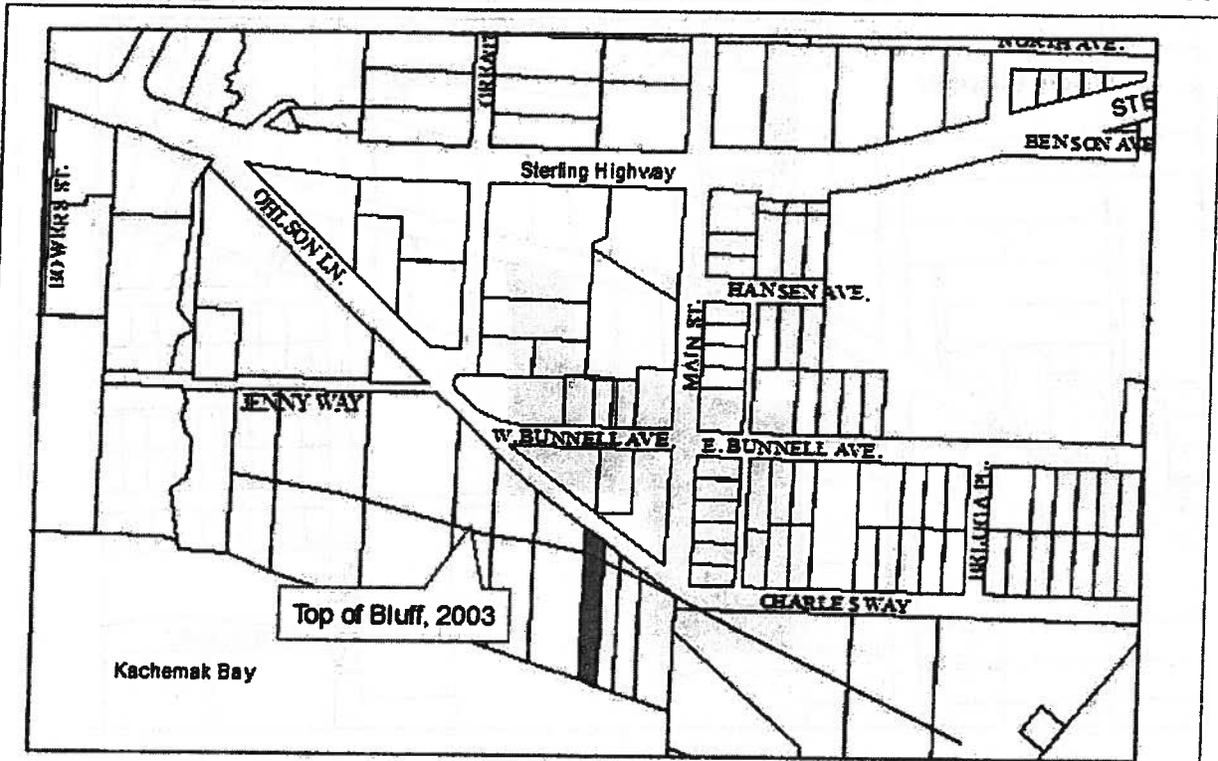
Legal Description: Homer FAA Site Sub Tract 38A, UA lot: Portion of Nils O Svedlund Sub lot 7 tract B, long legal.

Zoning: Central Business District

Wetlands: City had a wetland delineation done in 2006. There is about a 1/2 acre of wetlands between the two sites.

Infrastructure: Must be built as land is developed.

Finance Dept. Code:



Designated Use: Undesignated

Acquisition History: Donated by Herrick, Resolution 90-7

Area: 0.32 acres

Parcel Number: 17520009

2009 Assessed Value: \$27,500

Legal Description: HM T06S R13W S19 PORTION THEREOF S OF OLSEN LANE

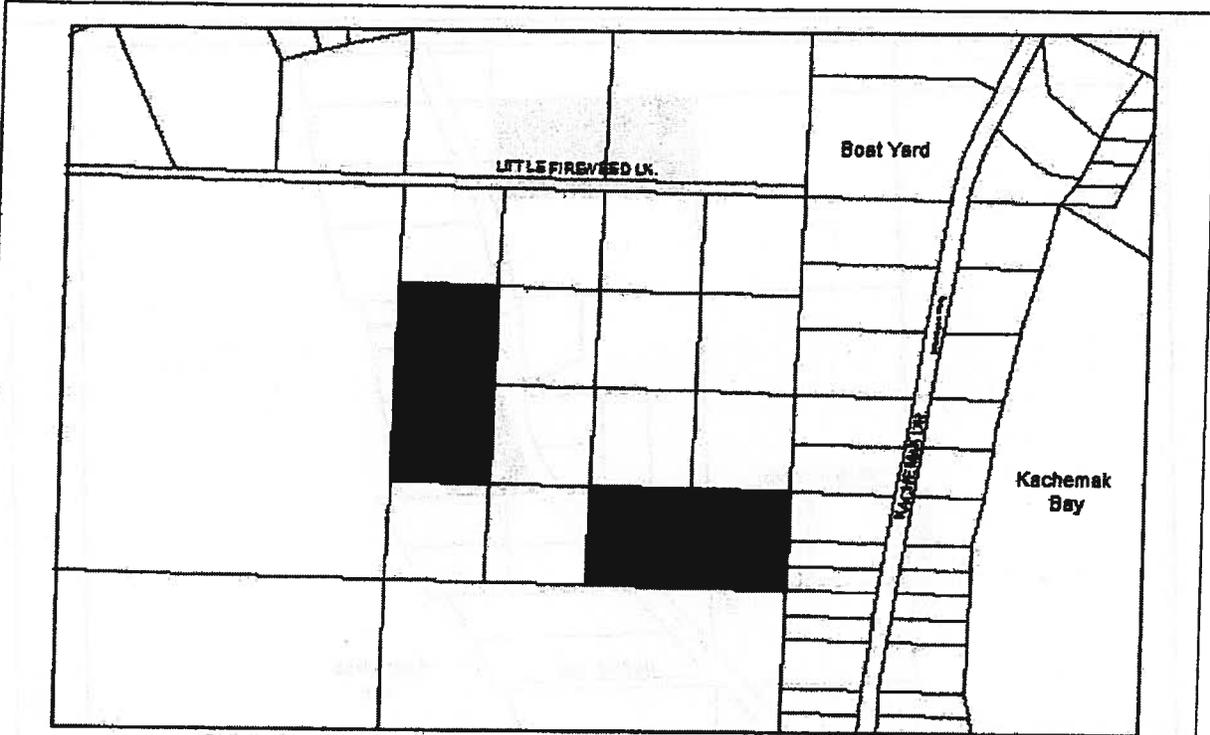
Zoning: Central Business District

Wetlands: None. Bluff property.

Infrastructure: Gravel Road access, no water or sewer

Notes:

Finance Dept. Code: 392.0008



Designated Use: Undesignated

Acquisition History: The western lots were granted by State Patent.

Area: 10 acres total. Each lot is 2.5 acres.

Parcel Number: 179080 09,15,25,26

2009 Assessed Value: Each lot: \$20,400. Total: \$81,600

Legal Description: Government Lots 10, 21, 24, 25, HM T06S R13W S14

Zoning: General Commercial 2

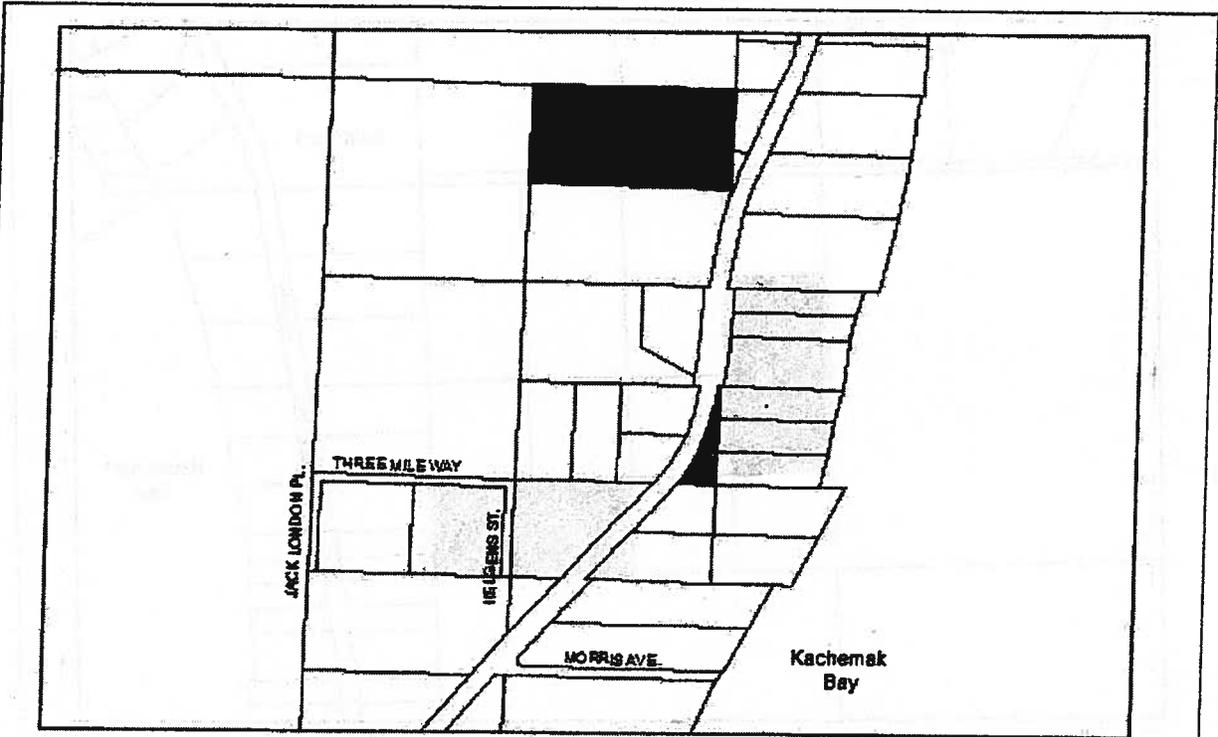
Wetlands: Lots are mostly wetlands. Formal delineation would be needed prior to any project planning.

Infrastructure: No infrastructure currently available.

Notes: Two adjacent lots are privately owned. The rest of the square lots are owned by the Kenai Peninsula Borough.

There is limited legal access to the eastern lots. There may be no legal access to the western lots.

Finance Dept. Code:



Designated Use: Large lot—undesignated. Small lot: Public Purpose Undesignated.

Acquisition History: No history for Gov't Lot 36. Lot 1: Ordinance 97-06(S) KPB

Area: Gov't Lot 36: 5 acres

Harry Feyer Subdivision Lot 1: 0.39 acres

Parcel Number: 17910001, 17911005

2009 Assessed Value: \$72,300 (lot 36), \$23,800 (lot 1)

Legal Description: Government Lot 36 HM T06S R13W S14, Harry Feyer Subdivision Lot 1

Zoning: Rural Residential

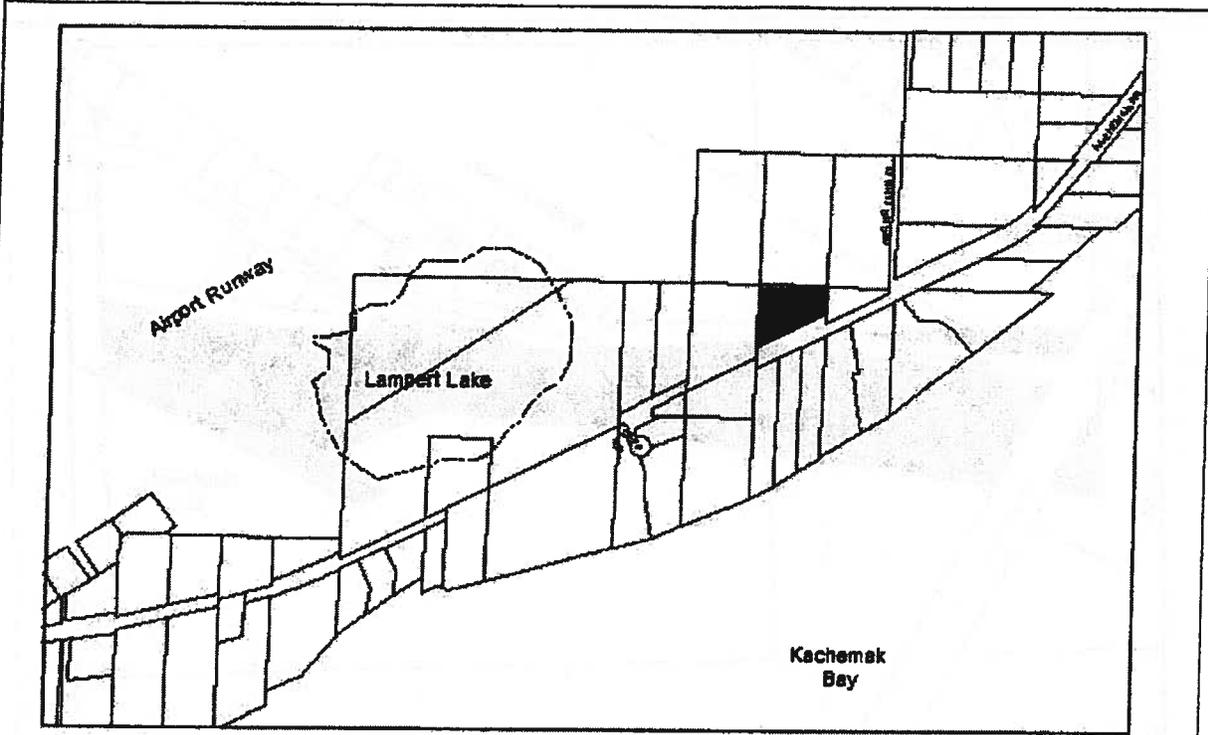
Wetlands: Lot 36 is wetland. Lot 1 is not.

Infrastructure: Paved Road access, power.

Notes: Access to Gov't lot 36 is by public access easement rather than dedicated Right of Way. Future development of this lot would need to address any access concerns.

Lot 1 is a sliver of land left over after the dedication of Kachemak Drive. Currently, two driveways cross the property to reach the homes to the west. The majority of this lot has an access easement across it, so there is only a portion of land that could be used for a structure. Further, Kachemak Drive is only 60 feet wide at this point instead of the usual 100 ft width.

Finance Dept. Code:



Designated Use: Public Purpose/Undesignated
Acquisition History: Ord 96-16(A) (KPB)

Area: 1.65 acres

Parcel Number: 17936020

2009 Assessed Value: \$10,500

Legal Description: Scenic Bay Lot 4

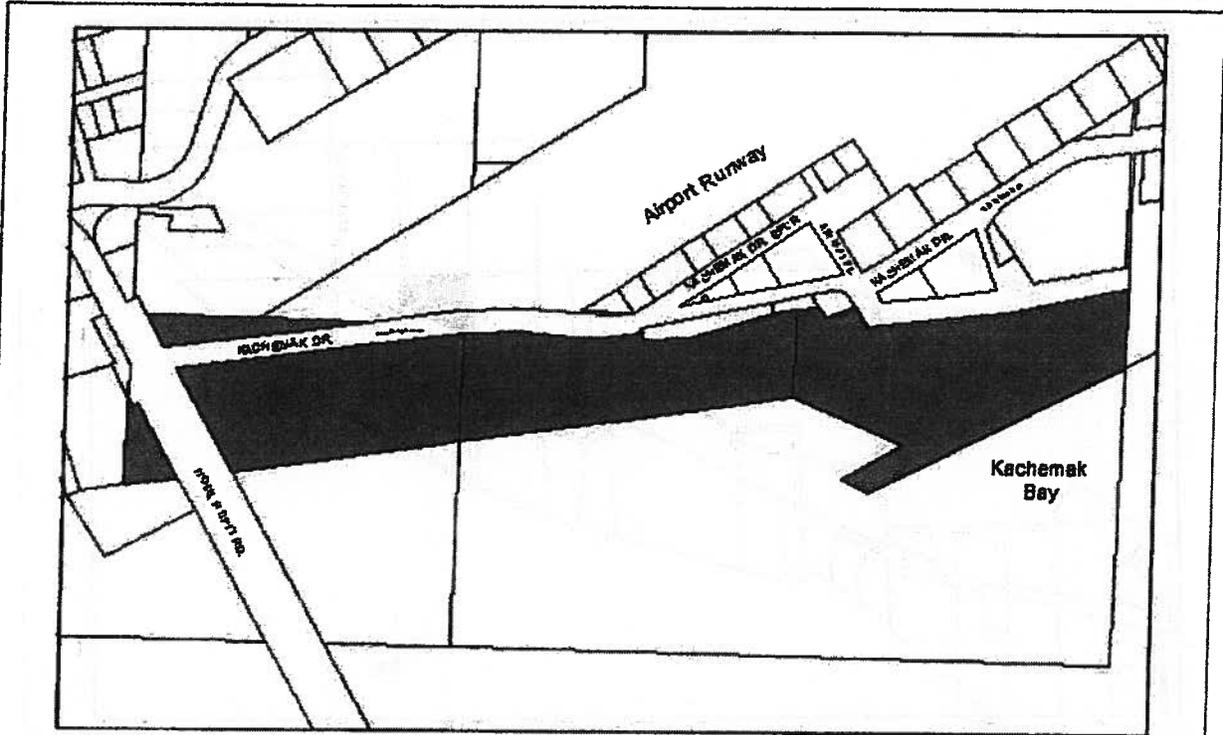
Zoning: General Commercial 2

Wetlands: 100% Wetlands

Infrastructure: Paved Road

Notes:

Finance Dept. Code:



Designated Use: Lots 13: undesignated. Spit Trailhead. Lot 14: Undesignated. Lot 3: Tidelands/public access/recreational

Acquisition History: Lot 13: ? Lot 14: ? Lot 3: Deed 4/98

Area: 35.16 acres

Parcel Number: 18101030, 18101032, 17940107

2009 Assessed Value: \$292,300

Legal Description: Government Lots 13 and 14, excluding Homer Spit Road and Kachemak Drive. Gov't lot 3, South of Airport lease lands Blocks 300 and 400. T6S R13W S22

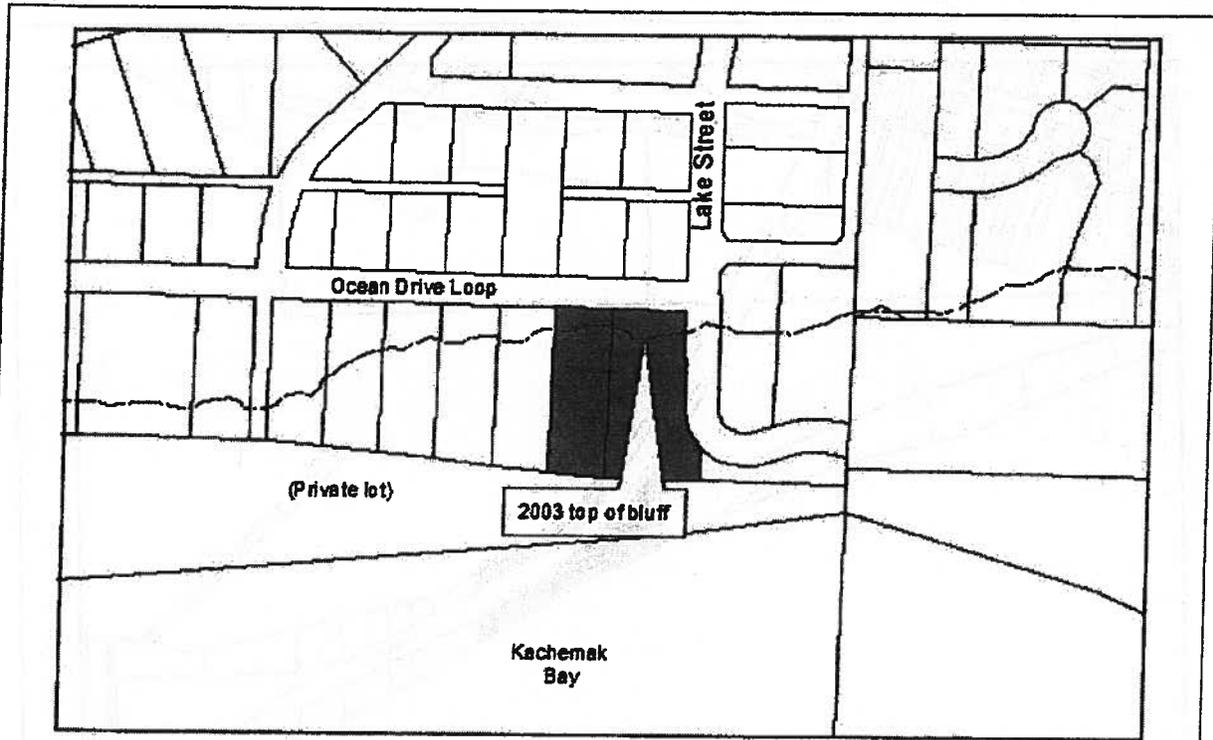
Zoning: General Commercial 1, west of Homer Spit Road. General Commercial 2, east of Homer Spit Road

Wetlands: Coastal wetlands and critical habitat. Flood Hazard area.

Infrastructure: Water, sewer and paved road access

Notes: 2009, Lot 13:, the Spit trailhead parking was expanded.

Finance Dept. Code:



Designated Use: Sell (Resolution 2009-33)
Acquisition History: Tax foreclosure (seawall) KPB Ord 02-41

Area: 1.66 acres	Parcel Number: 177174-06, 07
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2009 Assessed Value: \$51,500

Legal Description: Lot 43 and 44, Oscar Munson Subdivision

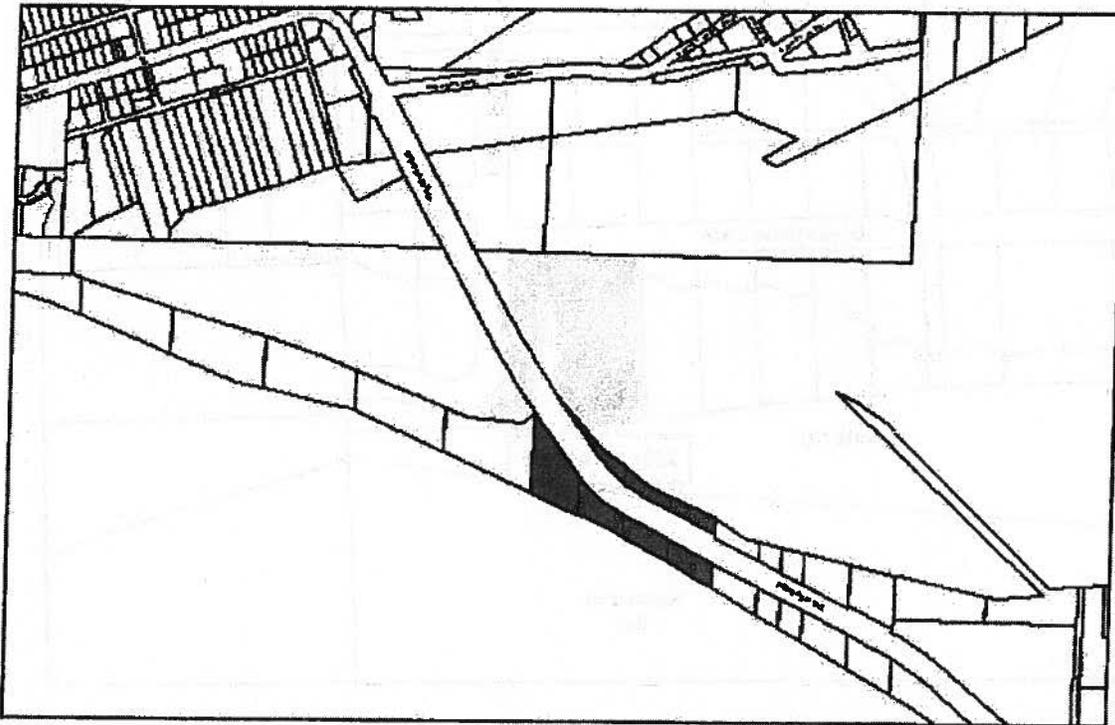
Zoning: Rural Residential	Wetlands: Most of these lots are tidal and critical habitat.
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Infrastructure: Gravel road, water and sewer

Notes: These lots contain seawall frontage. There is little to any developable area. There continues to be bluff erosion above the seawall on these lots.

Resolution 2009-33: Sell Lots 43, 44 and 79 Oscar Munson Subdivision.

Finance Dept. Code:



Designated Use: Intertidal Wetland Habitat for Shorebirds To be Conservation Easement
Acquisition History: EVOS purchase/Unknown

Area: 10.96 acres

Parcel Number: 18101 08-14

2009 Assessed Value: \$104,300

Legal Description: T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOTS 5,6,7,8

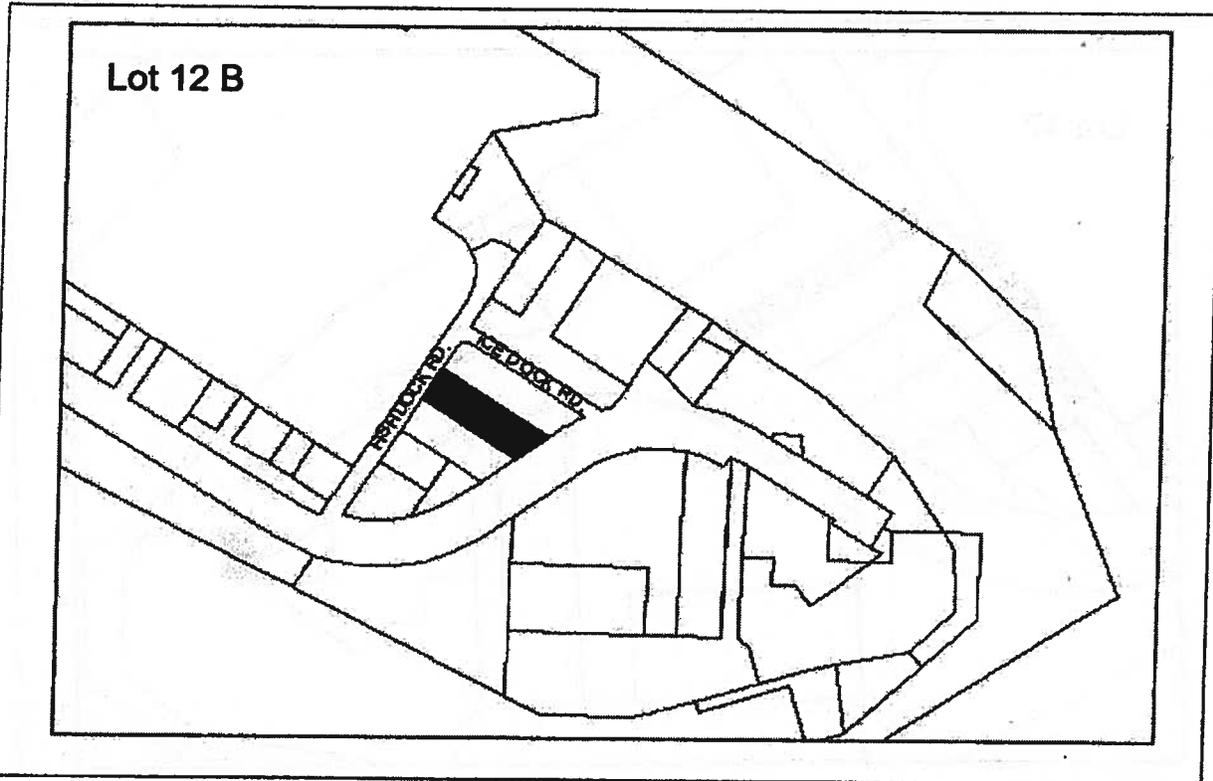
Zoning: N of Homer Spit Rd: Marine Industrial.
 S of road, Open Space Recreation

Wetlands: Tidal

Infrastructure: Paved road, Homer Spit Trail

Notes: Previous land allocation plan records show this property was an EVOS purchase and was to be placed into a conservation easement. However, this was never completed as far as staff can research, while the easements on the other EVOS properties were completed in 1998. These properties need further research: how they were acquired and any restrictions, and if they were in fact EVOS purchases or have any easements.

Finance Dept. Code:



Designated Use: Leased Lands
Acquisition History:

Area: 0.68 acres	Parcel Number: 18103451
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2009 Assessed Value: \$265,300

Legal Description: City of Homer Port Industrial Subdivision No 4 Lot 12-B

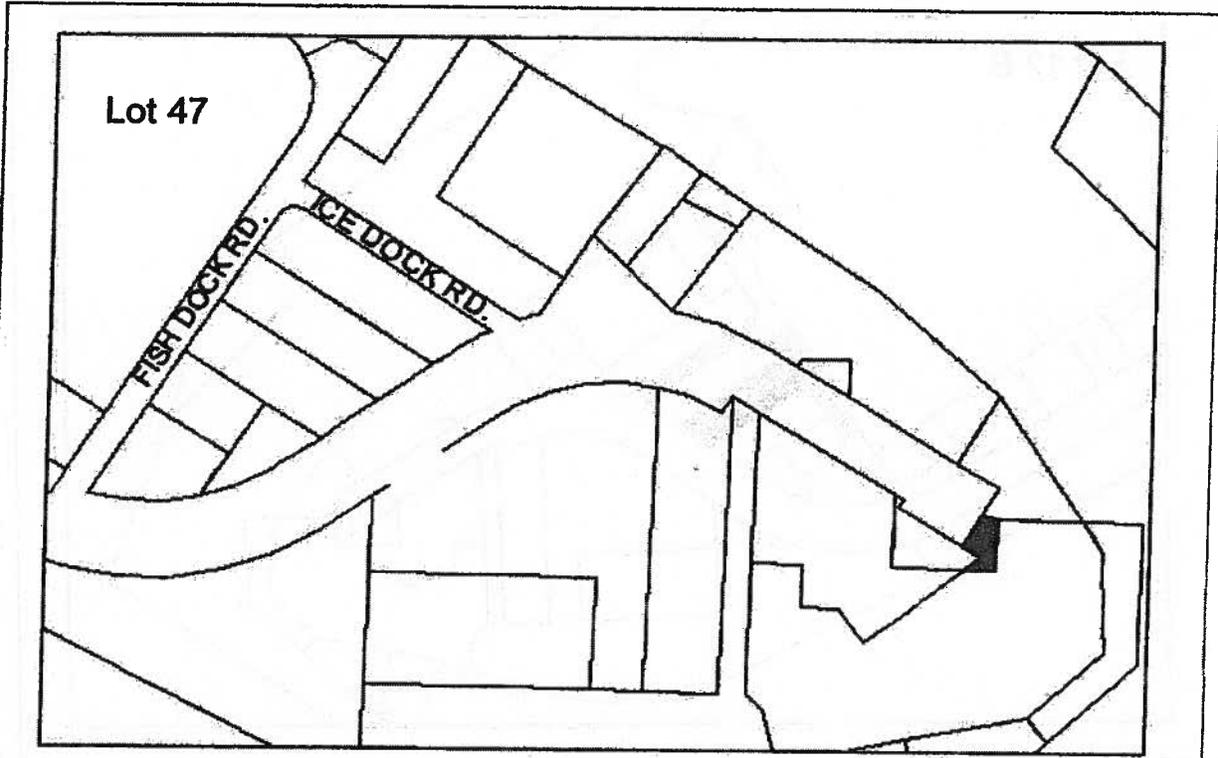
Zoning: Marine Industrial

Infrastructure: Water, sewer, paved road access	Address:
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Parcel has the fish grinder on it, and possibly a short term lease for storage from neighboring business. The whole parcel is not readily available for a long term lease.

Resolution 09-33: Remove Lot 12-B City of Homer Port Industrial Subdivision No 4 from lots that may be leased until the drainage issues are resolved.

Finance Dept. Code:



Designated Use: Undesignated. Has easement to Land's End
Acquisition History:

Area: 0.08 acres

Parcel Number: 18103408

2009 Assessed Value: \$55,600

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 47

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Paved road, sewer through lot

Notes:

Finance Dept. Code:

City Facilities

Intentionally Blank

Designated Use: Public Purpose
Acquisition History:

Area:

Parcel Number:

2006 Assessed Value:

Legal Description:

Zoning:

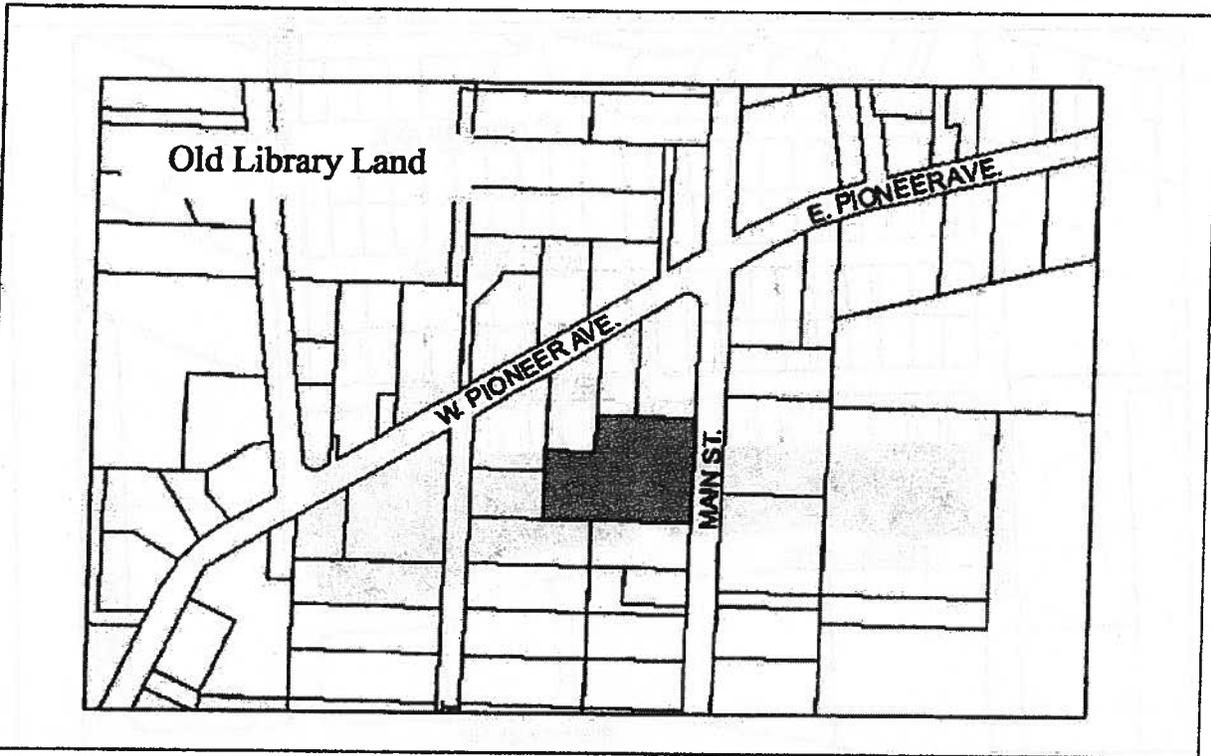
Wetlands:

Infrastructure:

Notes:

2006 Update:

Finance Dept. Code:



Designated Use: Sell.
Acquisition History: Deed: Jewel July 1982 (back lot portion) Deed: Watson 1978 (library/Pioneer area)

Area: 1.31 acres

Parcel Number: 17514416

2009 Assessed Value: \$189,200

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2

Zoning: Central Business District

Wetlands: Drainage and wetlands may be present

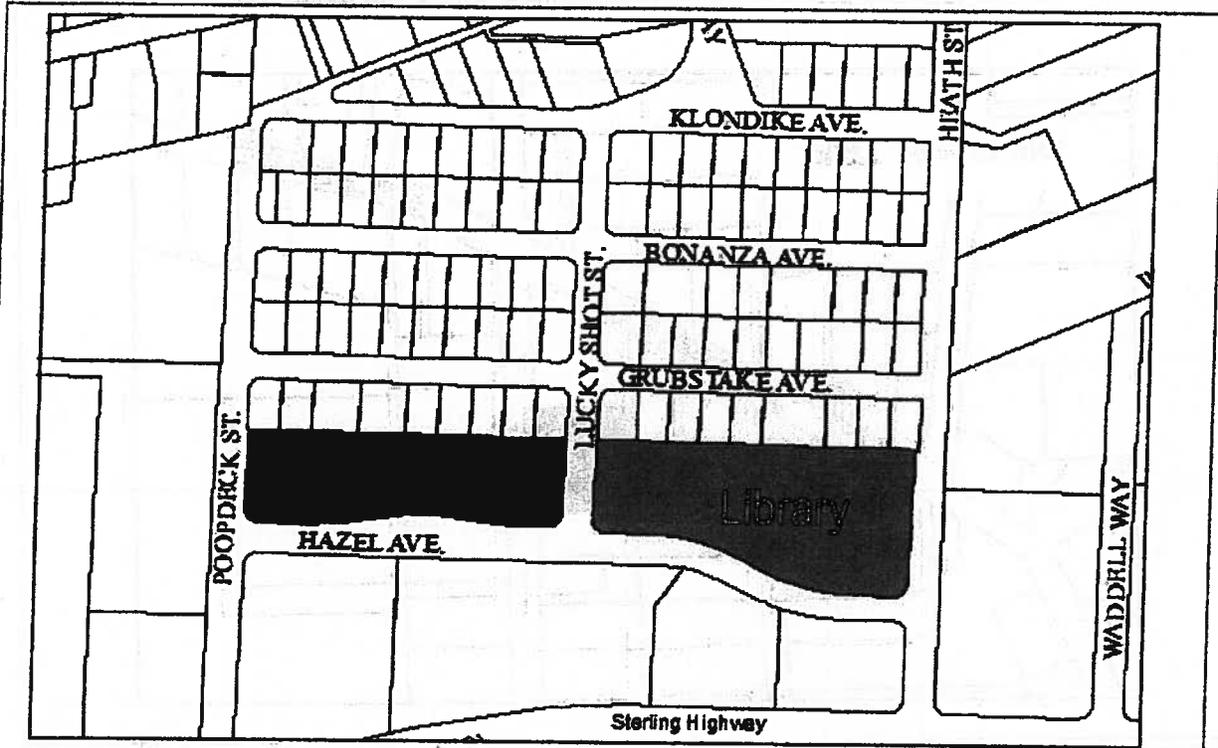
Infrastructure: Paved road, water, sewer

Notes: This land was formerly part of the old library site. The library building was subdivided onto its own lot, and sold. This lot was put up for sale but did not receive any bids. Minimum bid in late 2007 was set at \$462,500.

Land was put on the market again in 2009 with a minimum bid of \$228,000, and no bids were received.

The land has a nice bay view, but would require stumping. Driveway access off of Main Street is very steep. It is likely significant dirt work would be needed to make this lot viable for commercial or multifamily development.

Finance Dept. Code:



Designated Use: Library. Resolution 2003-72
Acquisition History: KPB Ord 93-09

Area: 5.25 acres

Parcel Number: 17710739, 17710740

2009 Assessed Value: \$3,335,200 (Land 335,200, Structure 3,000,000)

Legal Description: HM2005036 T06S R13W S20 TRACT B GLACIER VIEW SUB NO 26, HM2005036 T06S R13W S20 TRACT A GLACIER VIEW SUB NO 26

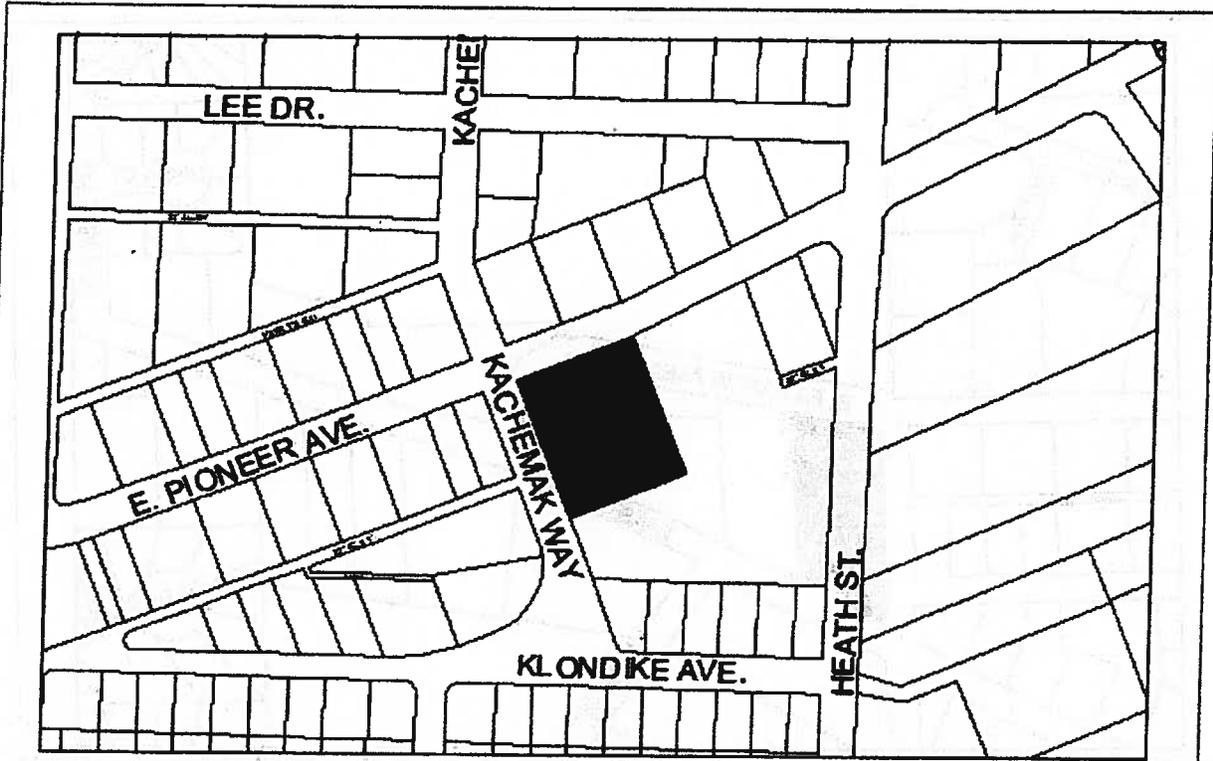
Zoning: Central Business District

Wetlands: Some wetlands present

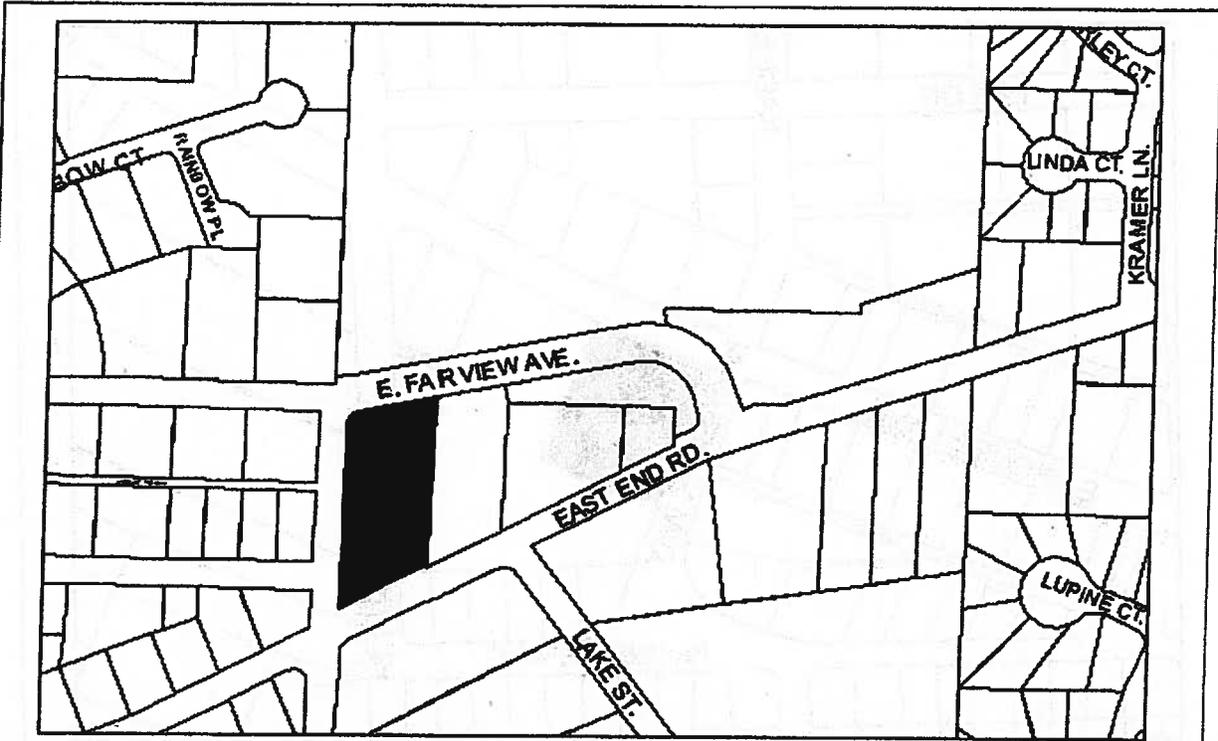
Infrastructure: Paved road access, trail access, water and sewer available.

Notes:

Finance Dept. Code:



Designated Use: City Hall	
Acquisition History: Purchased, Schoulz 12/31/86	
Area: 1.12 acres	Parcel Number: 17720408
2009 Assessed Value: \$1,082,100 (Land 172,300 Structure 909,800)	
Legal Description: HM2004048 T06S R13W S20 Glacier View Subdivision Campus Addition Lot 6-A-2	
Zoning: Central Business District	Wetlands: None
Infrastructure: Paved road access, water and sewer.	
Notes: Also includes two connex's used for storage	
Finance Dept. Code:	



Designated Use: Police and fire stations
Acquisition History: Straub Warr Deed 4/74, partial purchase Straub 4/5/74

Area: 1.57 acres	Parcel Number: 17702057
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2009 Assessed Value: \$2,054,700 (Land: \$\$208,000 Structure: \$1,846,700)

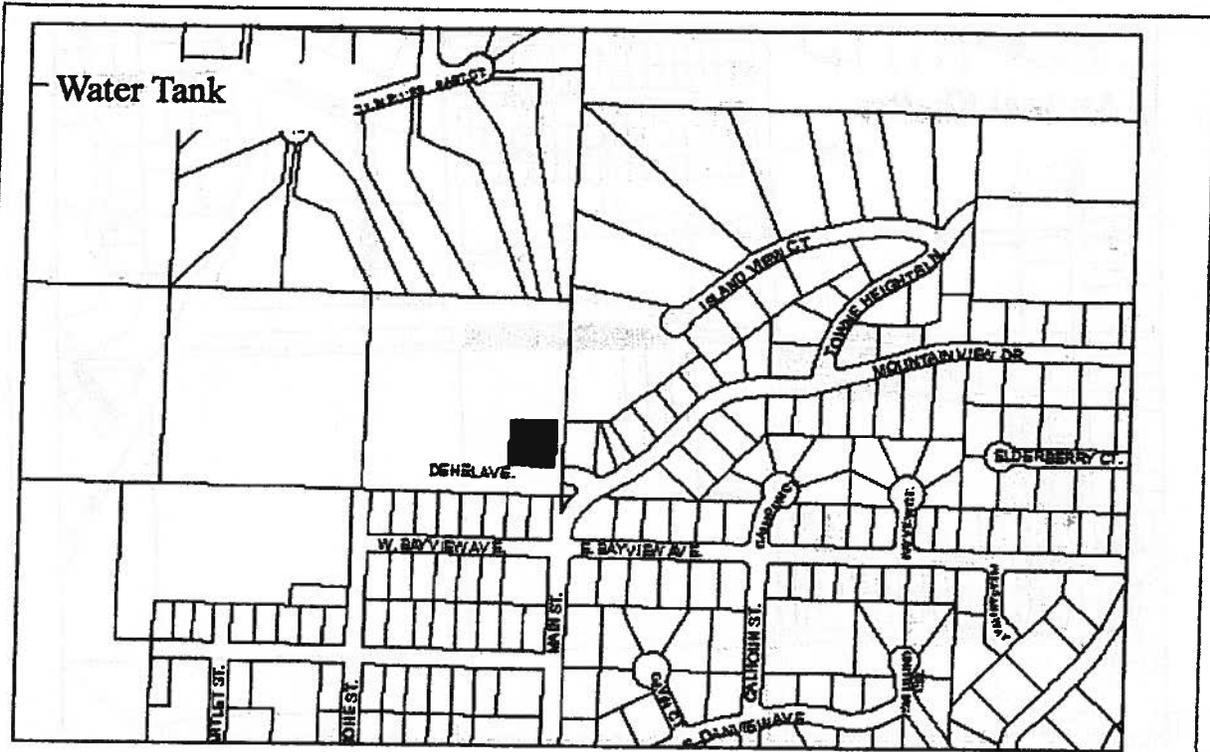
Legal Description: HM 0870011 NEW HOMER HIGH SCHOOL NO 2 Tract 1-B

Zoning: Central Business District	Wetlands: N/A
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Infrastructure: Water, Sewer, Paved access

Notes:

Finance Dept. Code:



Designated Use: Water Tank (A Frame Tank)
Acquisition History: Dehel Deed 6/1/65

Area: 0.5 acres

Parcel Number: 17504011

2009 Assessed Value: \$30,700

Legal Description: HM T06S R13W S18 N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4

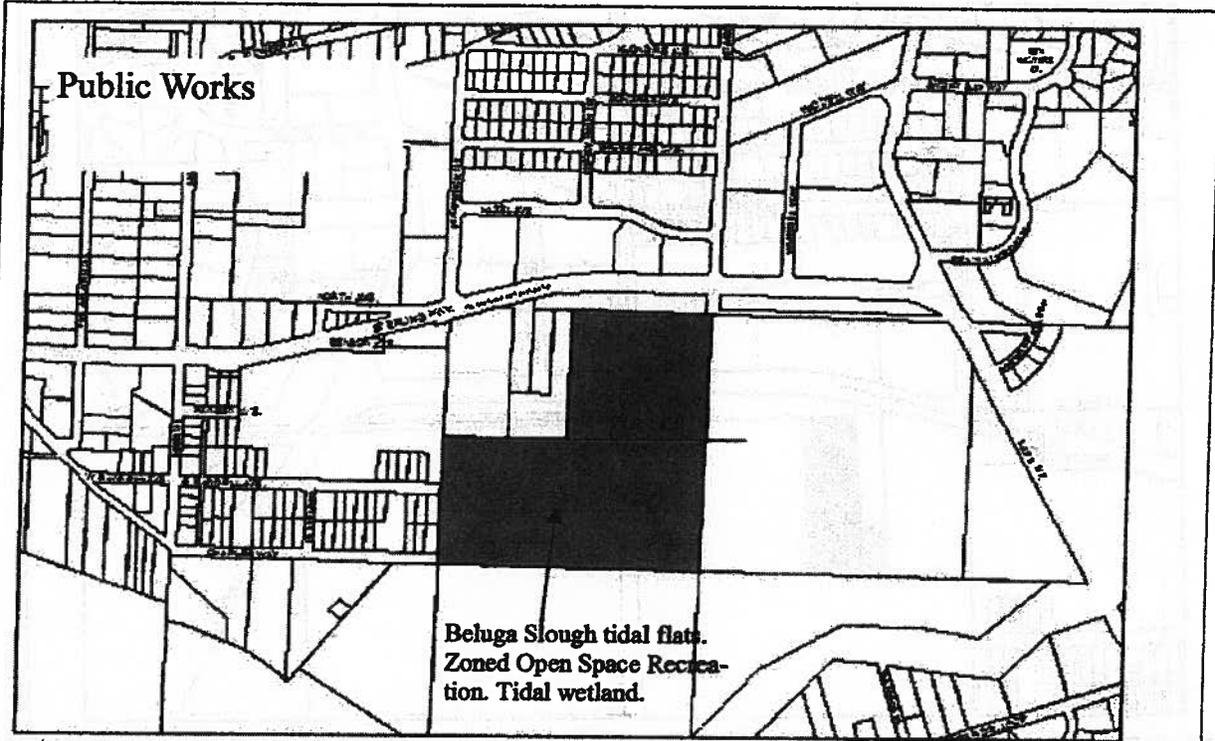
Zoning: Rural Residential

Wetlands: Possible drainage through site

Infrastructure: N/A

Notes:

Finance Dept. Code:



Designated Use: Public Works
Acquisition History: Heath Dead 3/10/71

Area: 30 acres	Parcel Number: 17714016
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2009 Assessed Value: \$1,778,500 (Land: \$585,500, Structures: \$1,203,000)

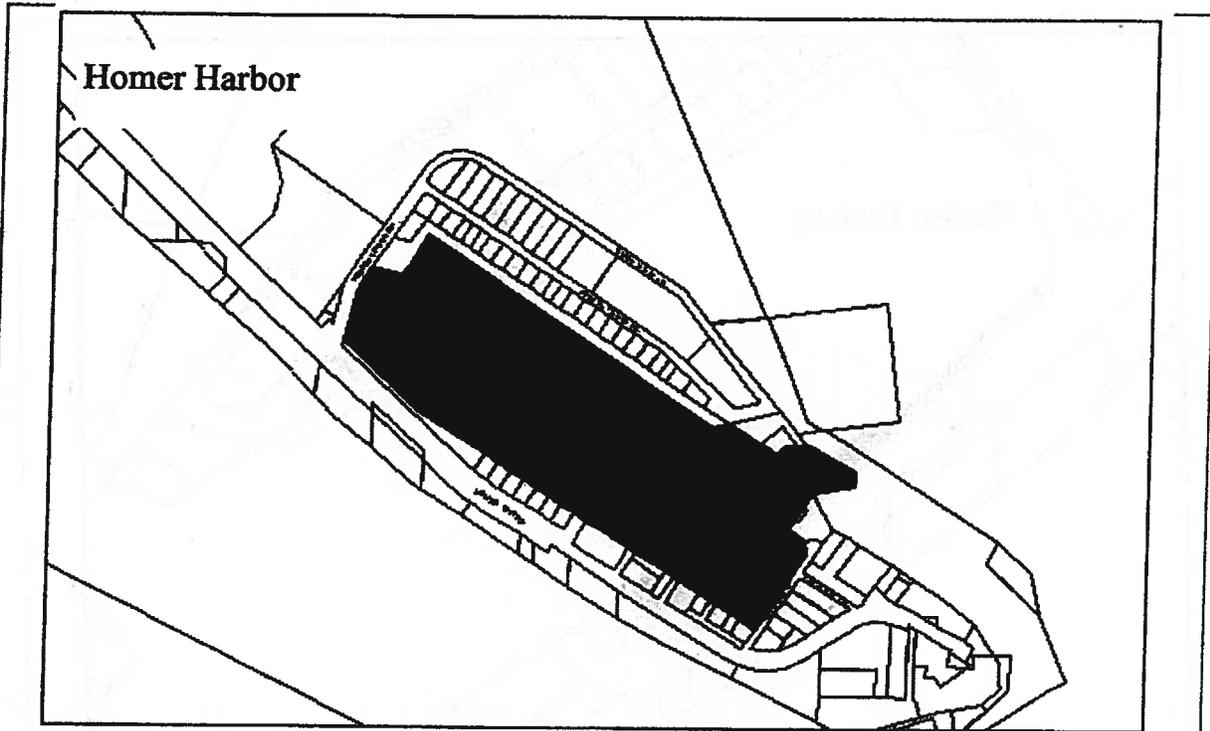
Legal Description: T 6S R 13W SEC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4

Zoning: Central Business/Open Space	Wetlands: Yes
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Infrastructure: Paved Road, water and sewer

Notes:
 Within a FEMA mapped flood hazard area.

Finance Dept. Code:



Designated Use: Homer Small Boat Harbor
Acquisition History: Reso 99-51 Reconveyed from ACOE

Area: 72.94	Parcel Number: 18103214
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2009 Assessed Value: \$5,607,100

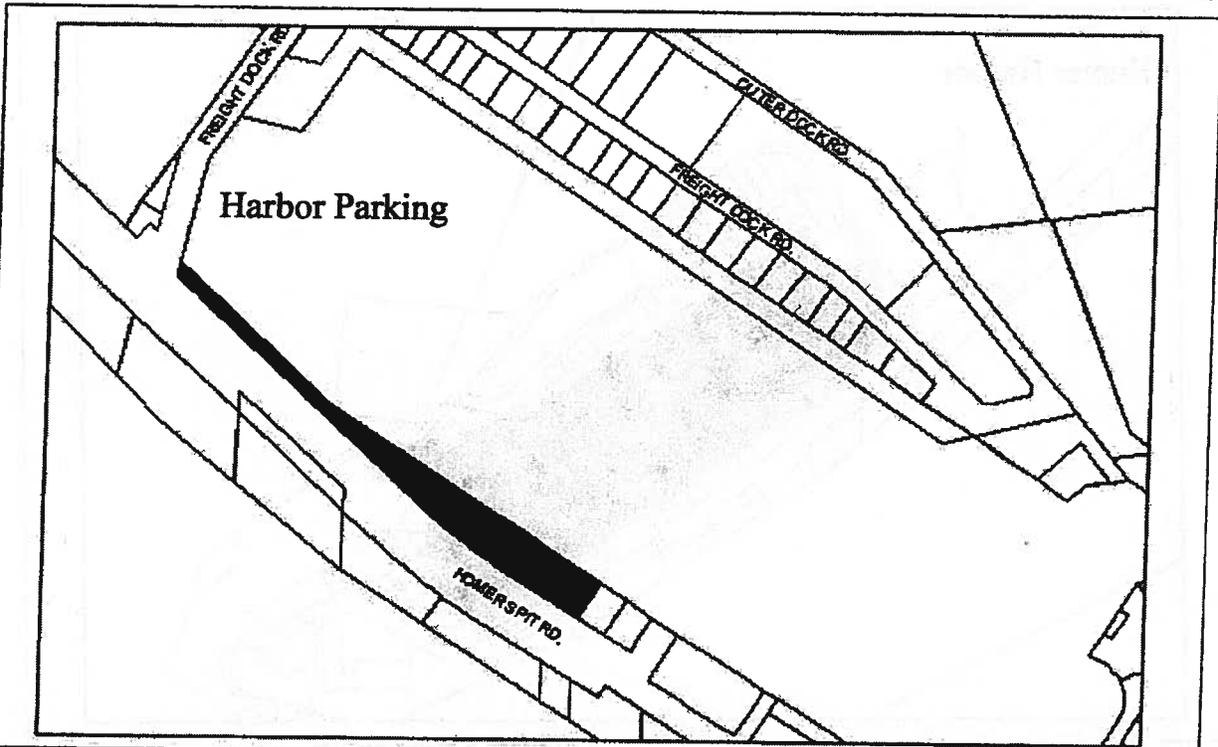
Legal Description: T 6S R 13W SEC 35 T 6S R 13W SEC 36 T 7S R 13W SEC 1 T 7S R 13W SEC 2 HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR SEWARD MERIDIAN

Zoning: Marine Commercial	Wetlands: N/A
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Infrastructure: floats, road access, water and sewer

Notes:

Finance Dept. Code:



Designated Use: Parking
Acquisition History:

Area: 3.12 acres

Parcel Number: 181033 18-22, 24

2009 Assessed Value: \$953,200 (Land: \$1,110,800, Structures: \$142,300)

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13-17, HM 0910003 HOMER SPIT SUB NO TWO SEWARD MERIDIAN LOT 12A

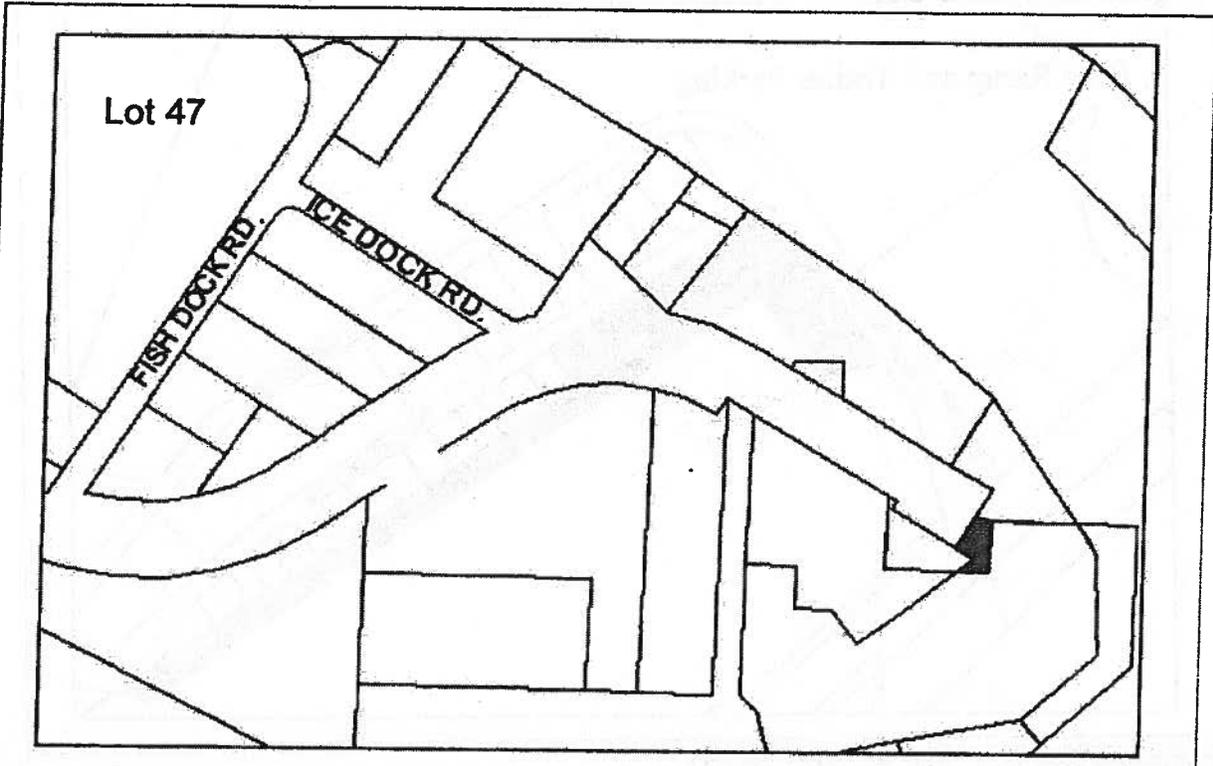
Zoning: Marine Commercial

Wetlands: N/A

Infrastructure: Paved road, water and sewer, public restrooms

Notes:

Finance Dept. Code:



Designated Use: Undesignated. Has easement to Land's End
Acquisition History:

Area: 0.08 acres

Parcel Number: 18103408

2009 Assessed Value: \$55,600

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 47

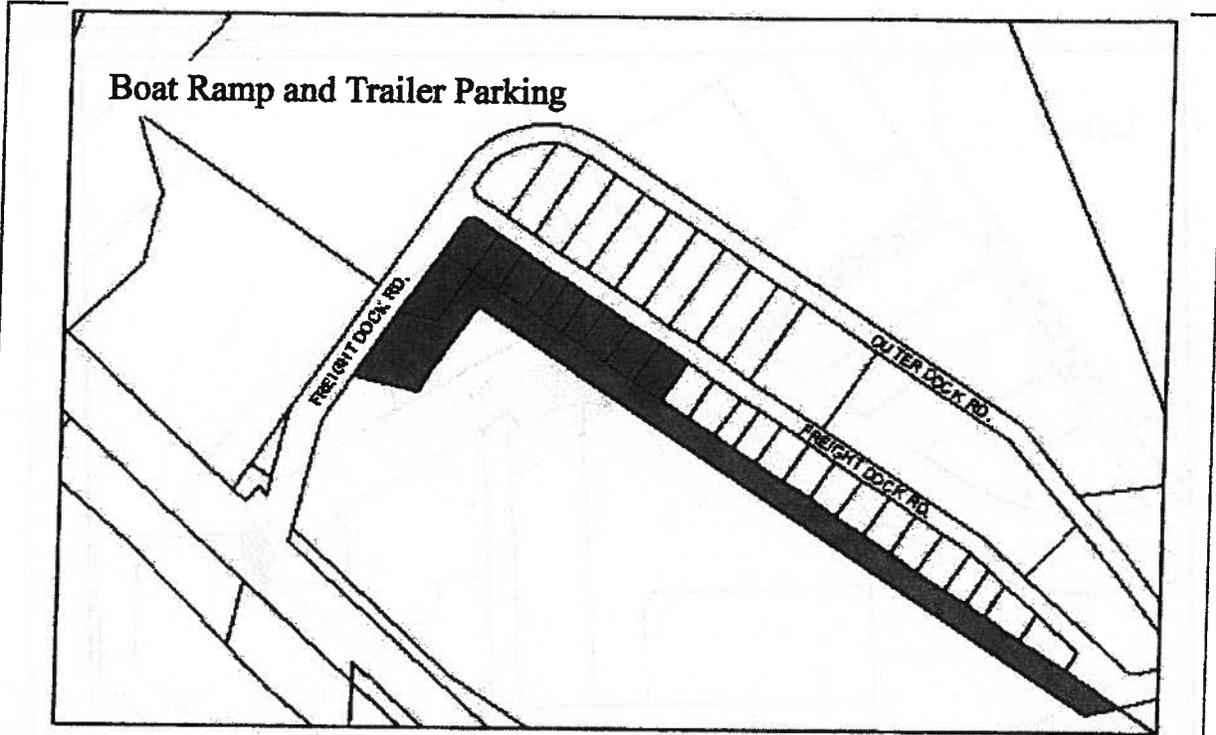
Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Paved road, sewer through lot

Notes:

Finance Dept. Code:



Designated Use: Boat ramp and trailer parking
Acquisition History:

Area: 8.32 acres

Parcel Number: 181032 47-58, 18103216

2009 Assessed Value: \$2,323,400

Legal Description: Homer Spit Sub No 5 Lots 28-37, Homer Spit Sub No 2 Amended Lot G-8

Zoning: Marine Industrial, over slope area is Marine Commercial

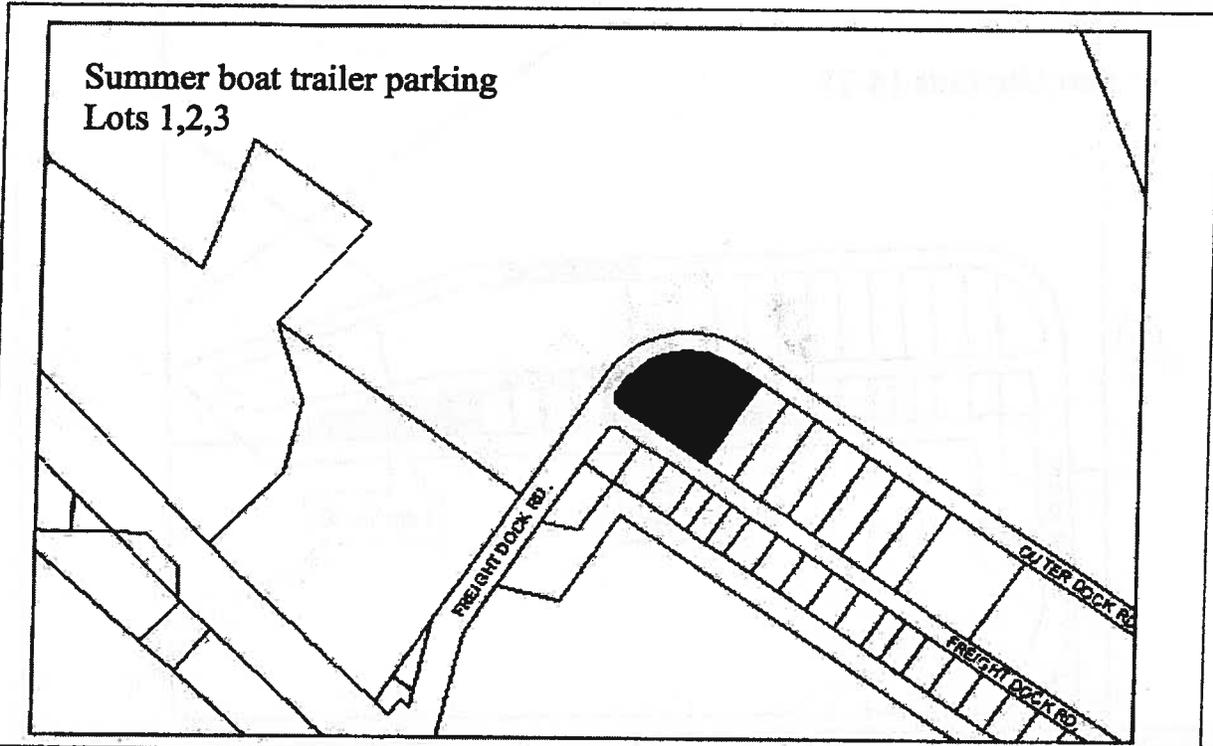
Wetlands: N/A

Infrastructure: Gravel road access, water and sewer, public restrooms

Notes: Includes boat launch and most of the trailer parking, two newly constructed public restrooms and over slope area along the harbor.

Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.

Finance Dept. Code:



Designated Use:
Acquisition History:

Area: 1.98 acres

Parcel Number: 181032-21,22,31

2009 Assessed Value: \$698,600

Legal Description: T 6S R 13W SEC 35 T 6S R 13W SEC 36 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 1,2,3

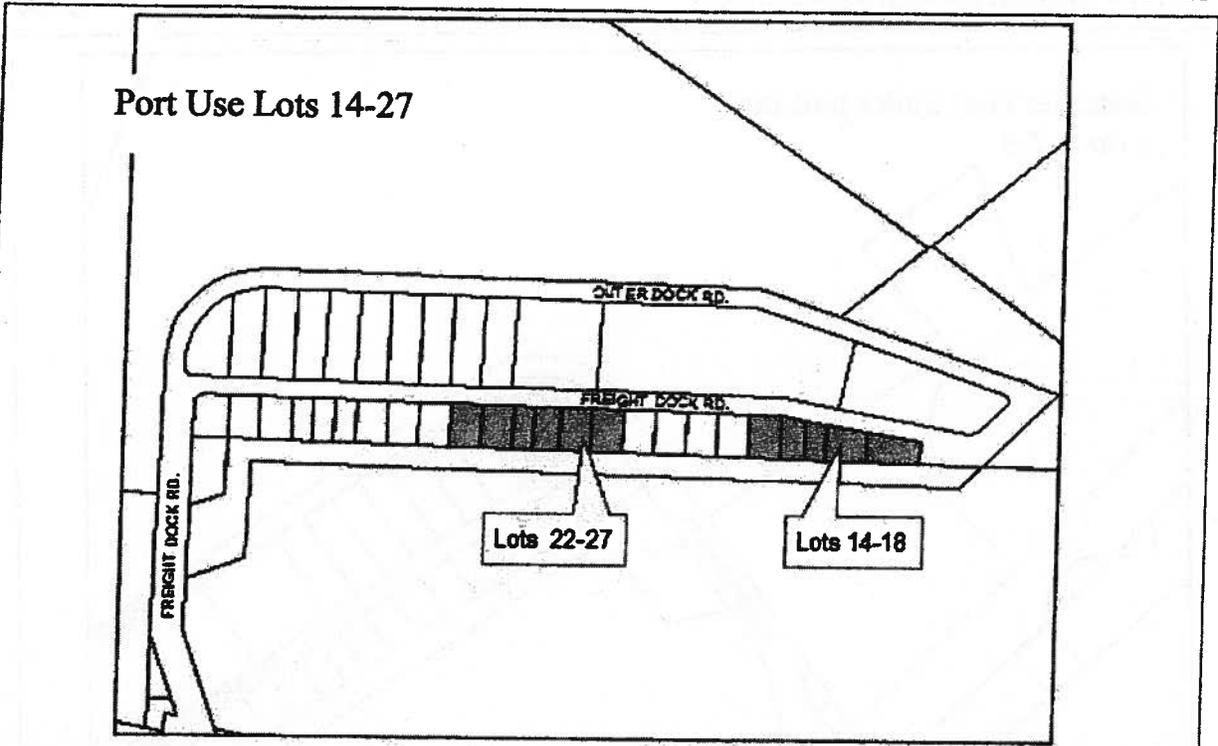
Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Gravel road, water and sewer, Barge ramp

Notes:

Finance Dept. Code:



Designated Use: Port Use
Acquisition History:

Area: 3.16 acres	Parcel Number: 18103233-37, 41-46
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2009 Assessed Value: \$1,454,000

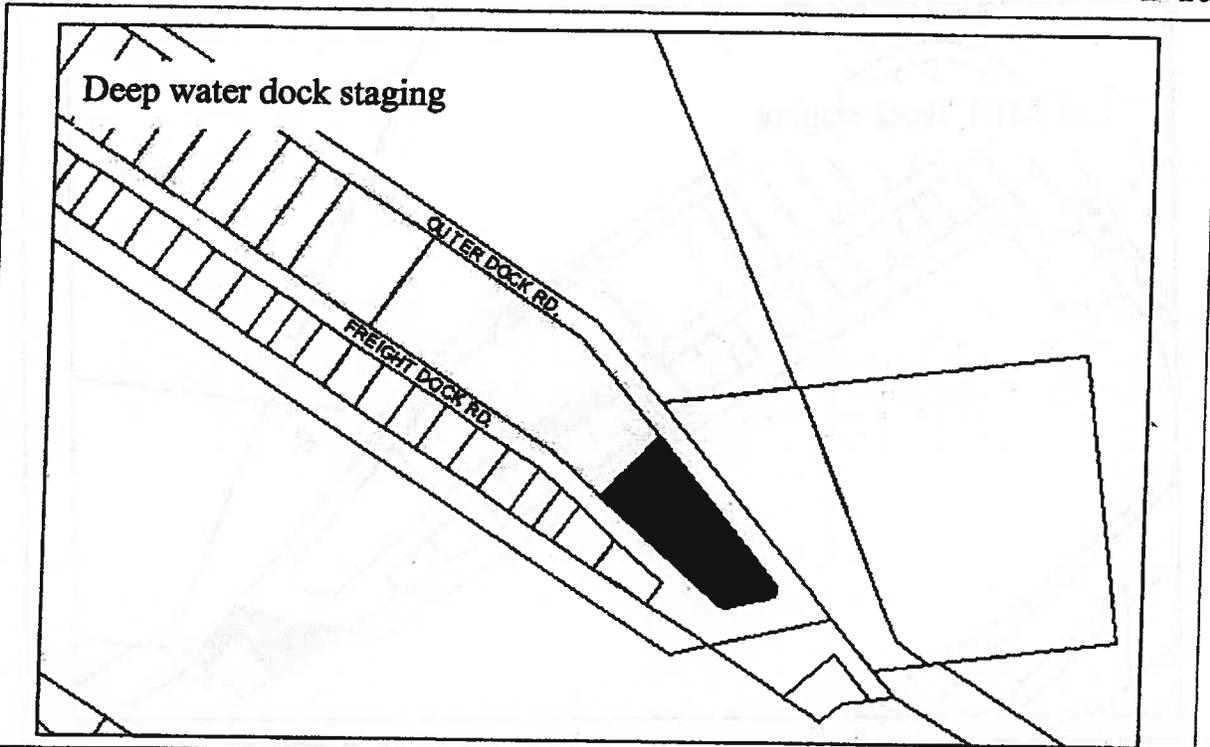
Legal Description: Homer Spit No 5 Lots 14-18, 22-27

Zoning: Marine Industrial	Wetlands: N/A
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Infrastructure: gravel road, water and sewer

Notes:
 Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.
 Resolution 2009-33: Issue a Request for Proposals for Lots 19-21, Homer Spit Subdivision No 5.

Finance Dept. Code:



Designated Use: Deep water dock staging
Acquisition History:

Area: 2.08 acres

Parcel Number: 18103232

2009 Assessed Value: \$497,600

Legal Description: T 6S R 13W SEC 36 T 7S R 13W SEC 1 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 13

Zoning: Marine Industrial

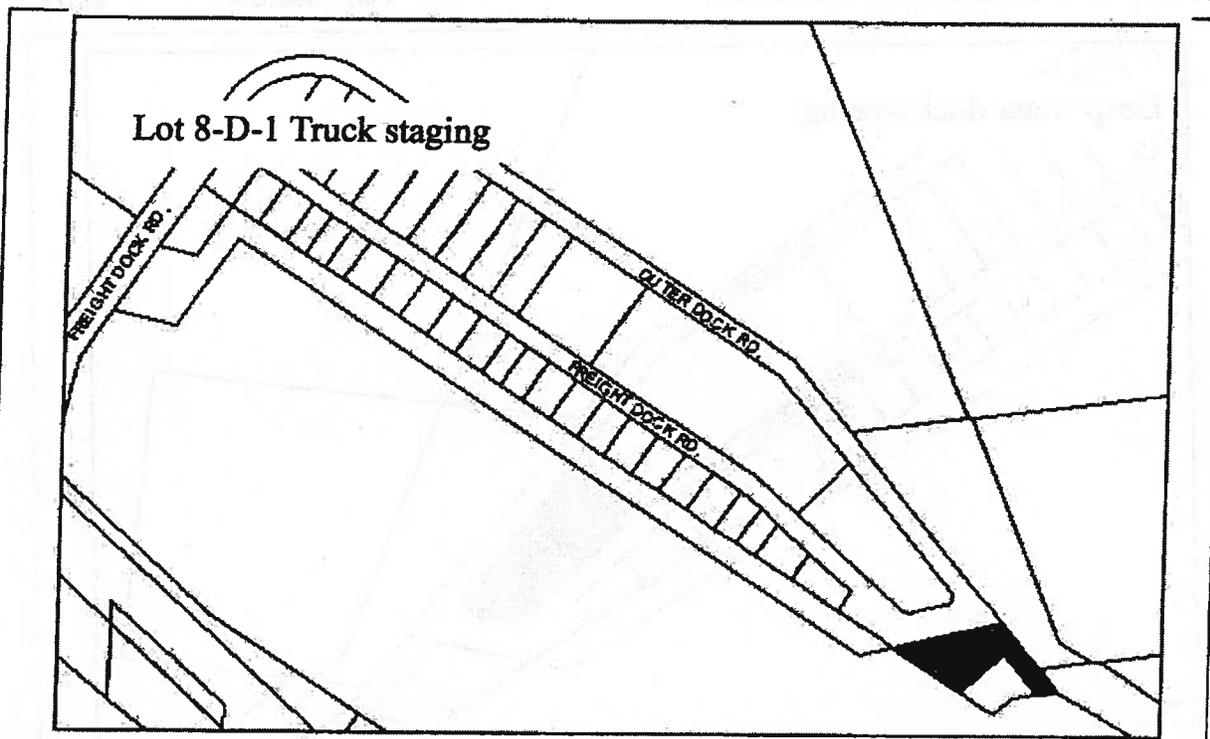
Wetlands: N/A

Infrastructure: gravel road, water and sewer

Notes:

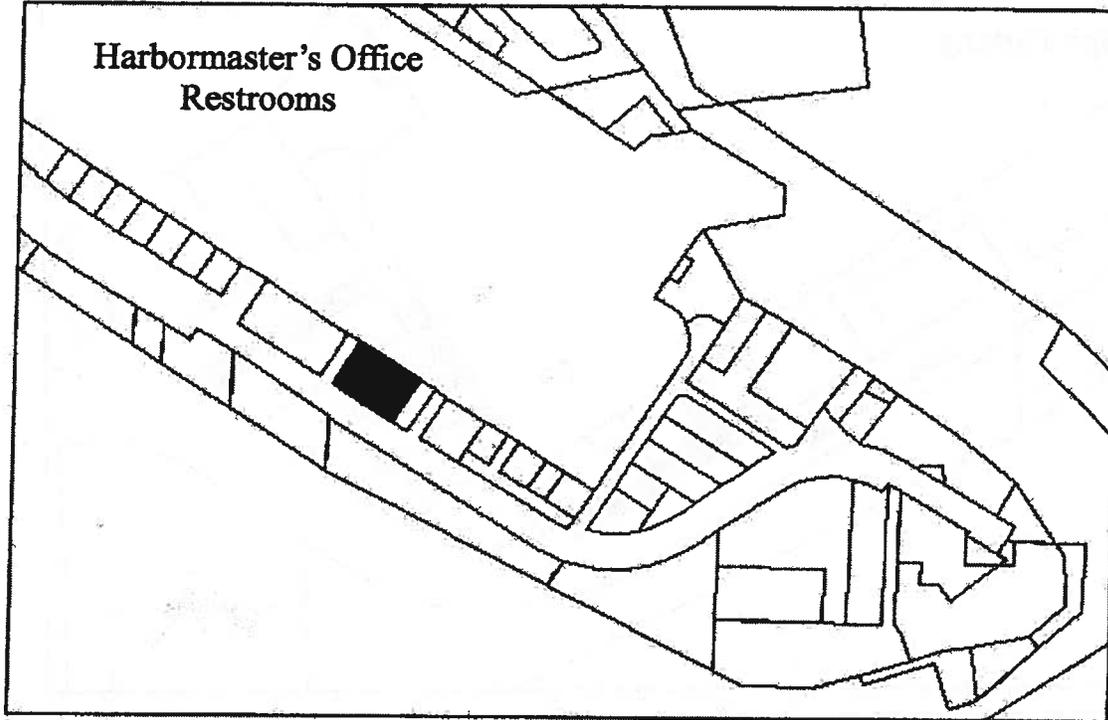
Resolution 2007-51 Lot 13: Continue its current use as gear storage and cargo staging for Deep Water Dock cargo.

Finance Dept. Code:



Designated Use: Commercial Truck Staging	
Acquisition History:	
Area: 1.12 acres	Parcel Number: 18103259
2009 Assessed Value: \$342,800 (Land: \$329,600, Structures: \$13,200)	
Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	
Zoning: Marine Industrial	Wetlands: N/A
Infrastructure: Gravel road access, water and sewer	
Notes: Resolution 2007-51: Lot 8D1 should be reserved for a marine related business which could include a petroleum products tank farm and a pipeline out to the (expanded) Deep Water Dock. This lot to be RFP's at the appropriate time for this type of marine support activity.	

Finance Dept. Code:



Designated Use: Harbormaster Office, parking and restrooms
Acquisition History:

Area: 0.65 and 0.28 acres, or 0.93 acres

Parcel Number: 181033 10, 11

2009 Assessed Value: \$446,700 (Land: \$358,900 Structures: \$107,800)

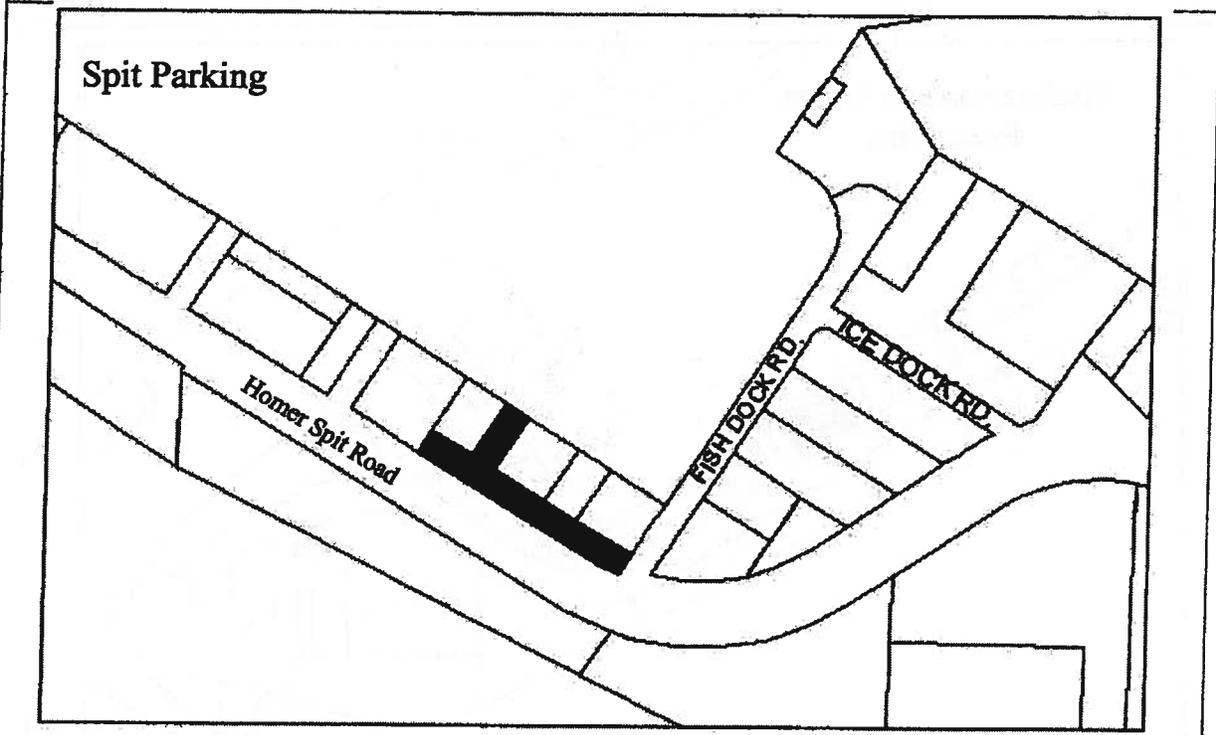
Legal Description: Homer Spit Subdivision Amended, Lots 28 and 29

Zoning: Marine Industrial

Infrastructure: Paved road, water and sewer

Restrooms (?) Built in 1968, 2060 sq ft.

Finance Dept. Code:



Designated Use: Parking and Access
Acquisition History:

Area: 0.6 acres

Parcel Number: 18103441

2009 Assessed Value: \$217,000

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA

Zoning: Marine Industrial

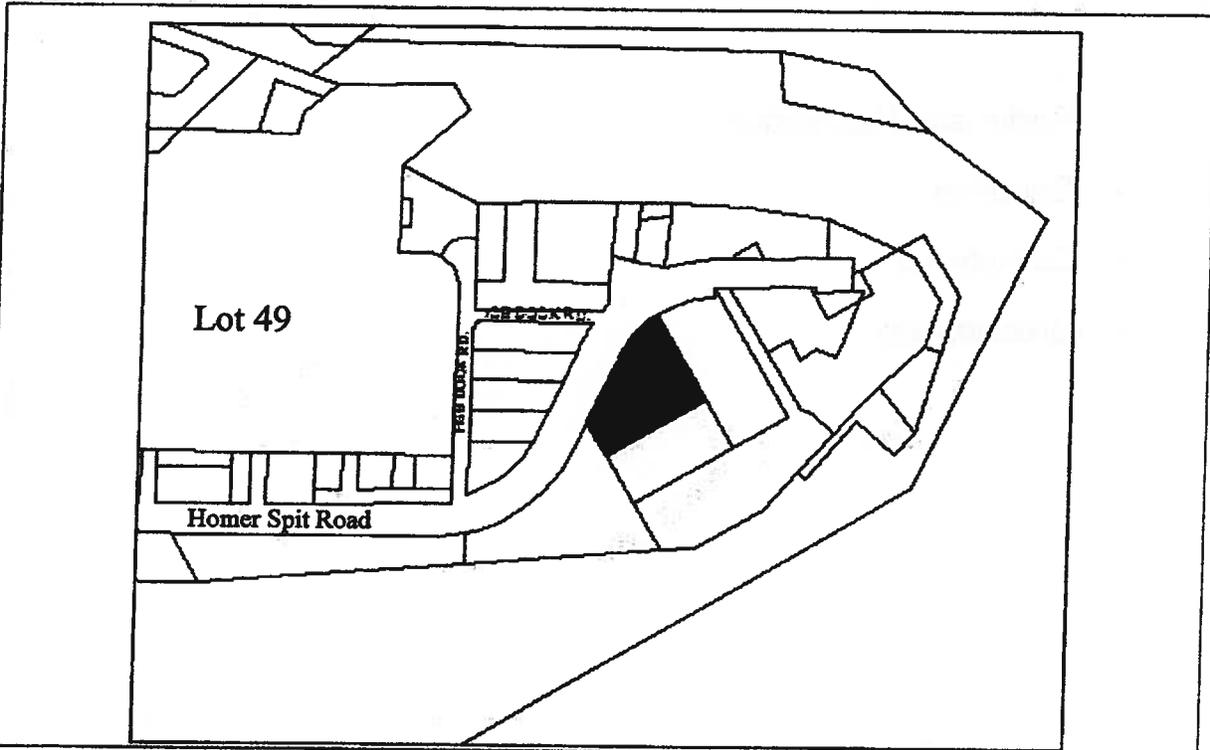
Wetlands: N/A

Infrastructure: Paved road

Notes:

Provides parking for adjacent businesses, and harbor access.

Finance Dept. Code:



Designated Use: Main Dock Staging
Acquisition History:

Area: 2 acres

Parcel Number: 18103436

2009 Assessed Value: \$688,400 (Land: \$651,200 Structure: \$37,200)

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PTN EXCL LEASE @ 205/928

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Paved road, water and sewer

Notes:

Resolution 2007-51: Continue to use for dredge material dewatering.

Finance Dept. Code:

- **Parks and Recreation**
- **Beaches**
- **Cemeteries**
- **Greenspace**

Intentionally Blank

Designated Use: Public Purpose
Acquisition History:

Area:

Parcel Number:

2006 Assessed Value:

Legal Description:

Zoning:

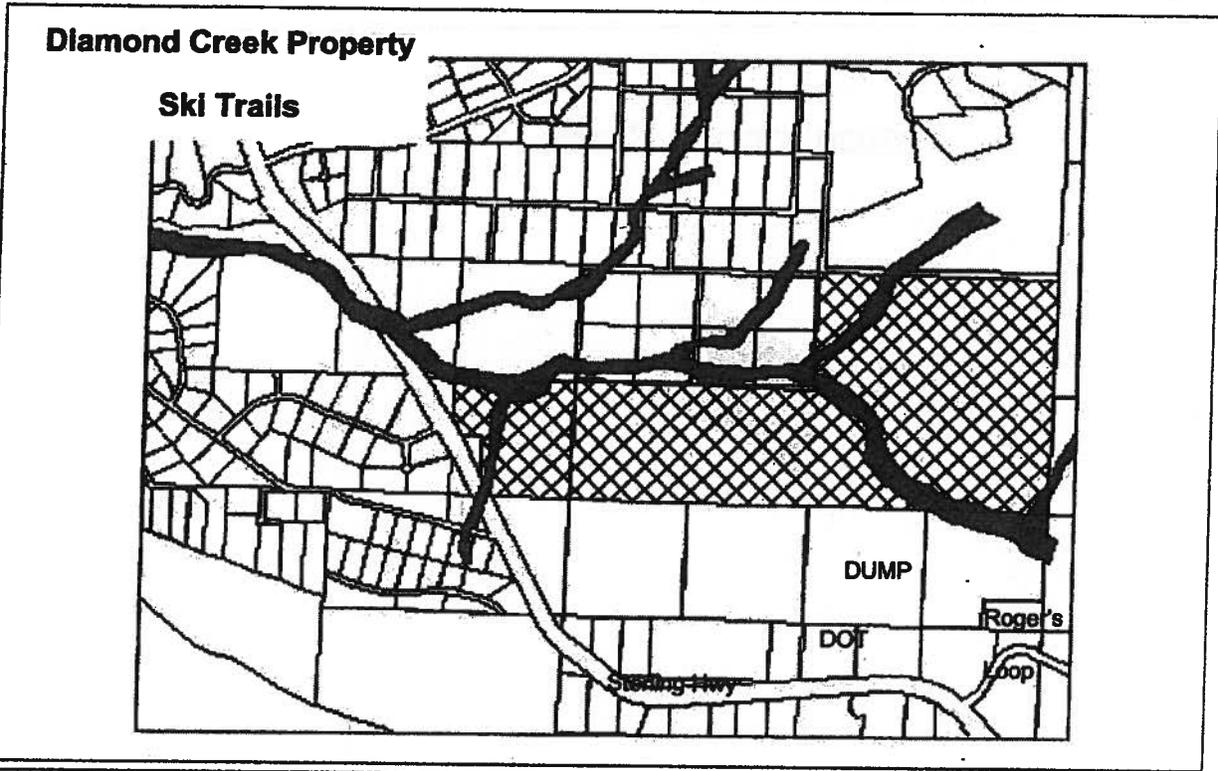
Wetlands:

Infrastructure:

Notes:

2006 Update:

Finance Dept. Code:



Designated Use: Public Purpose for park land
Acquisition History: Ordinance 07-03. Forest Legacy grant/KHLT/long term public ownership

Area: 273 acres (240 acres and 33 acres) **Parcel Number:** 17302201, 17303229

2009 Assessed Value: \$393,700

Legal Description: HM T06S R14W S09 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4 and HM T06S R14W S10 SE1/4 & S1/2 SW1/4.

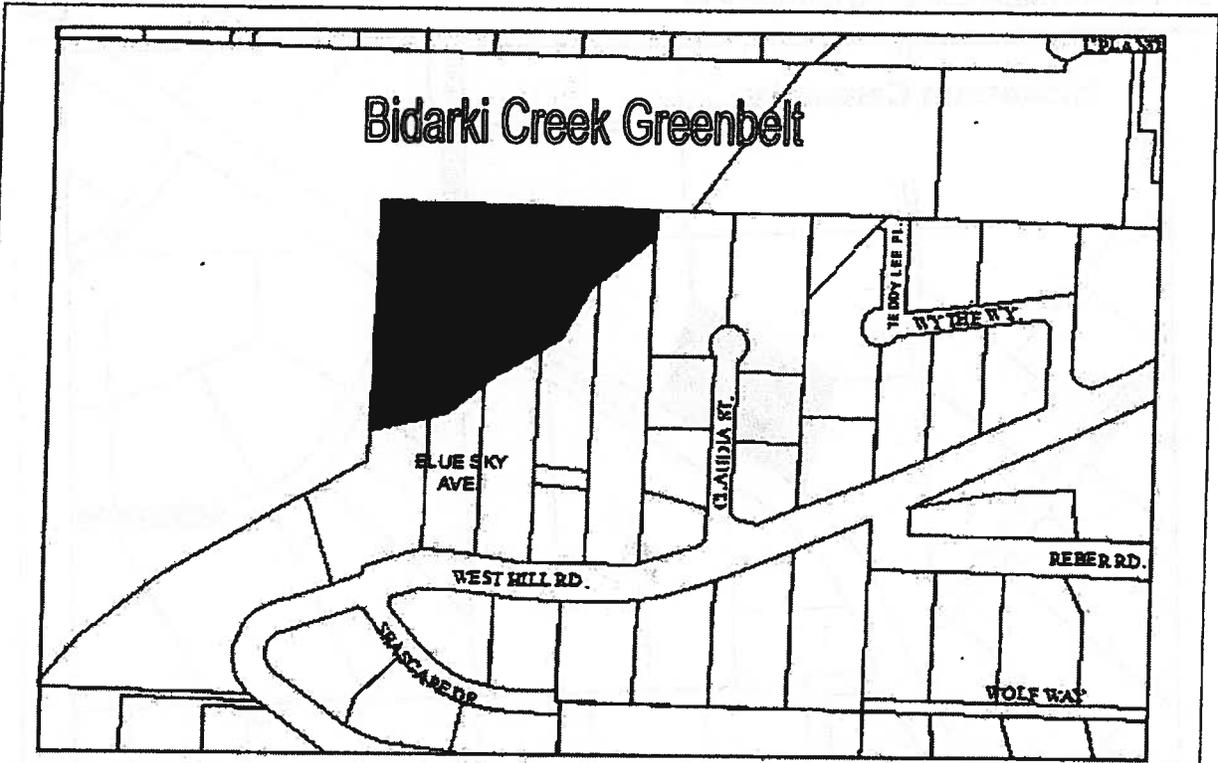
Zoning: Not in city limits **Wetlands:** Yes. Diamond Creek flows through these lots. Larger lot is mostly wetland.

Infrastructure: Limited legal and physical access. Western lot has Sterling Highway frontage.

Notes: Ski trails, managed by Kachemak Nordic Ski Club

Acquisition notes: the Kachemak Heritage Land Trust purchased the property from the University of Alaska via a Forest Legacy Grant from the state of Alaska. The City accepted ownership of the land, to keep it for public park land in perpetuity, as required by the grant.

Finance Dept. Code:



Designated Use: Public Purpose. Retain as undeveloped Greenbelt and to protect drainage.
Acquisition History: KPB Ordinance 83-01

Area: 6.57 acres

Parcel Number: 17503025

2009 Assessed Value: \$70,100

Legal Description: HM T06S R14W S13 SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB

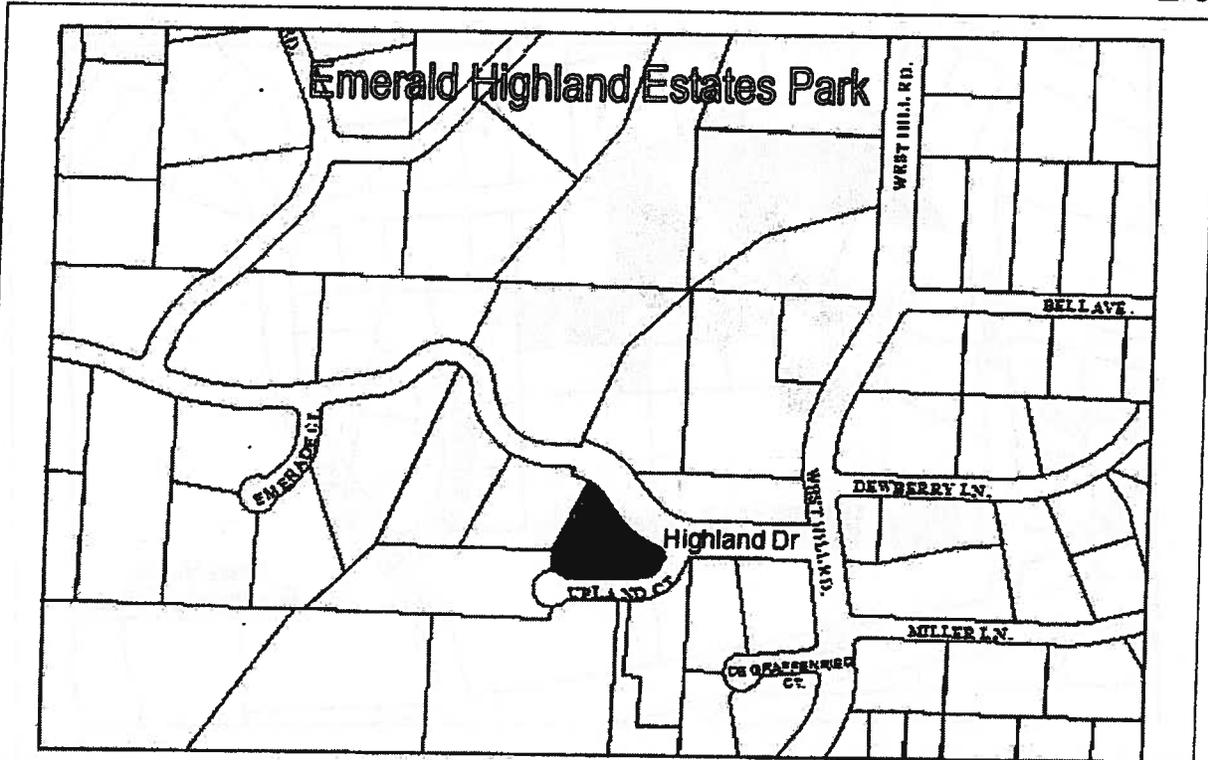
Zoning: Rural Residential

Wetlands: Bidarki Creek runs through the lot

Infrastructure: No access, no utilities

Notes: Much of the lot is very steep gorge, down to Bidarki Creek. One portion may be developable at the north end. Slope there is approximately 15%. There is no legal or physical access to the land at this time.

Finance Dept. Code:



Designated Use: Public Use/Emerald Highland Estates Park
Acquisition History: Gangle Deed, 12/1989

Area: 1.04 acres

Parcel Number: 17502056

2009 Assessed Value: \$49,300

Legal Description: HM0770024 T06S R14W S13 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLOCK 3

Zoning: Rural Residential

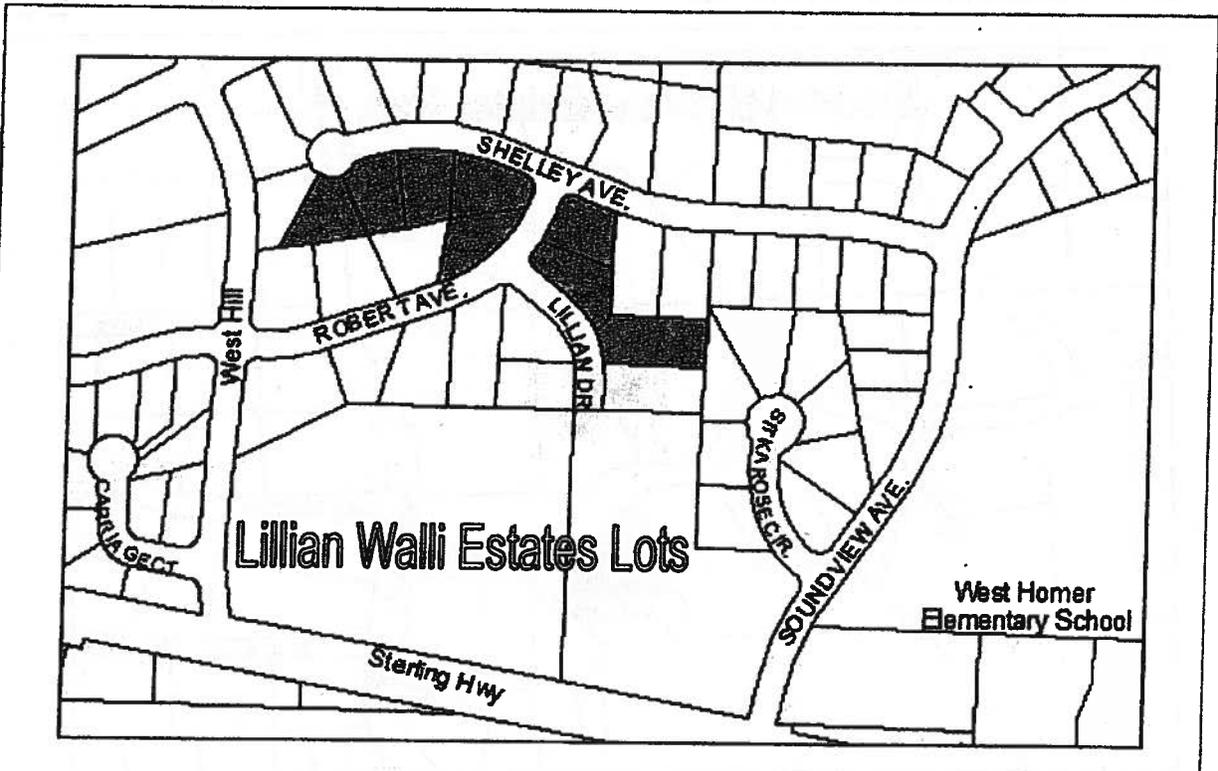
Wetlands: The whole lot is potential wetlands.
 Creek present long western property line.

Infrastructure: Gravel road access

Notes: This land was deeded to the city by the original subdivider. However, there is a plat note restricting the use of the park to residents within the subdivision. Historically the city has not wanted to provide any services to a park that is not explicitly open to the public. The solution is for each property owner in the subdivision to quitclaim deed their interest in the subdivision park, so the City has clear title.

History:
 Resolution 2004-24A, Land Allocation Plan
 Resolution 2007-03 Emerald Park Master Plan

Finance Dept. Code:



Designated Use: Public Purpose
Acquisition History: Tax foreclosure. Eight lots, KPB Ord 93-09, 93-147, and 94-2(A)

Area: East lot is just over a third of an acre. Total Acreage: 3.02 acres.	Parcel Number: 175241-10-12, 26-30
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2006 Assessed Value: \$7,800-\$8,400 per lot. Total: \$56,000

Legal Description: HM0880016 T06S R14W S24 LILLIAN WALLI ESTATE SUB LOT 60, 65, 66, 67, 57, 58, 59.

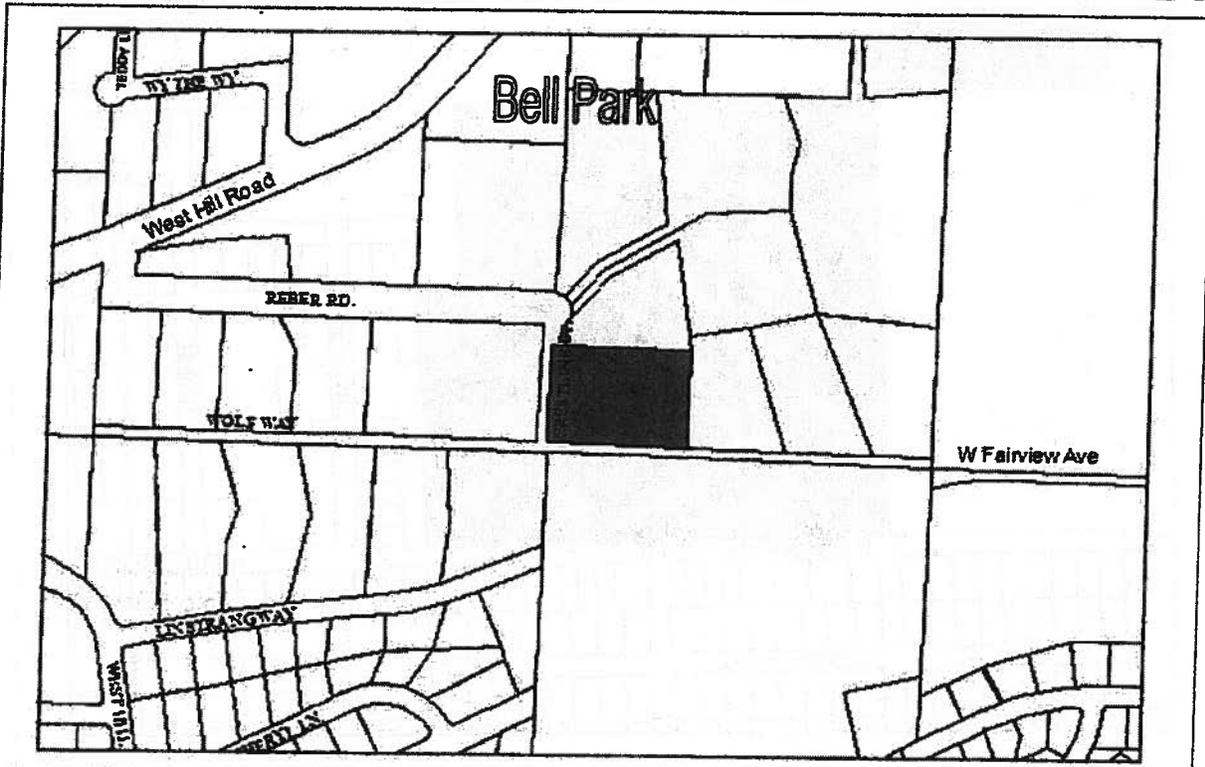
Zoning: Rural Residential	Wetlands: All lots mapped as potential wetlands
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Infrastructure: No roads, water or sewer immediately adjacent to these lots.

Notes: Resolution 2004-24A Land Allocation Plan: The Lillian Walli Estates Subdivision off of West Hill Road and the Sterling Highway presents some challenges for the City. The Council directed staff to work with Parks and Recreation to identify a lot to keep as a park. Staff recommends this decision wait until more wetlands information is available. Staff further recommends the Council direct the administration to work on a solution to the subdivision development agreement for this subdivision. This agreement prevents any development from occurring until all lots are fully served by infrastructure installed at the landowner's expense. This is a complicated issue and one that will affect other subdivided but undeveloped areas of the City. Staff requests time to create a policy that is fair and equitable.

These lots were previously assessed for the Sterling Highway Sewer line.

Finance Dept. Code: 392.0005



Designated Use: W.R.Bell Public Park.

Acquisition History: Gifted by Daughter, Dene and Husband Edward Reber 8/20/1970

Area: 2.75 acres	Parcel Number: 17524006
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2009 Assessed Value: \$81,800

Legal Description: HM0700402 T06S R13W S18 TRACT E W R BELL SUB

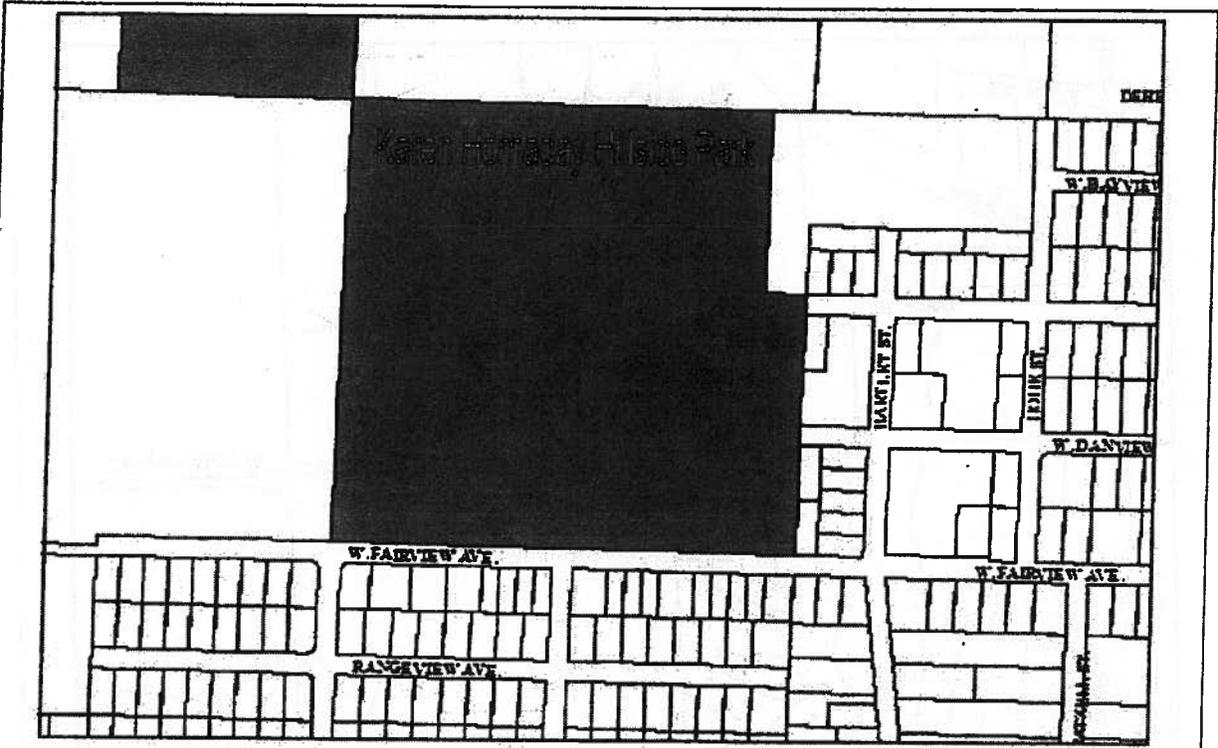
Zoning: Rural Residential	Wetlands: Drainages on lot.
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Infrastructure: Gravel road access. Rough trails across property.

Notes:
 Park contains the gravesite of W.R. Bell.
 It can be expected that the land to the south will be come a housing development. Some homes will be accessed from W Fairview Ave.

2009: Completion of Reber Trail, with HART funds and a state trails grant.

Finance Dept. Code:



Designated Use: Public Recreational Purpose/Karen Homaday Hillside Park
Acquisition History: Homer Fair Association, Deed 8/1966 with covenants

Area: 38.5 acres

Parcel Number: 17504023

2009 Assessed Value: \$382,200 (Land \$263,500 Structure \$118,600)

Legal Description: HM0980004 T06S R13W S18 THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB 2008 Addn

Zoning: Open Space Recreation

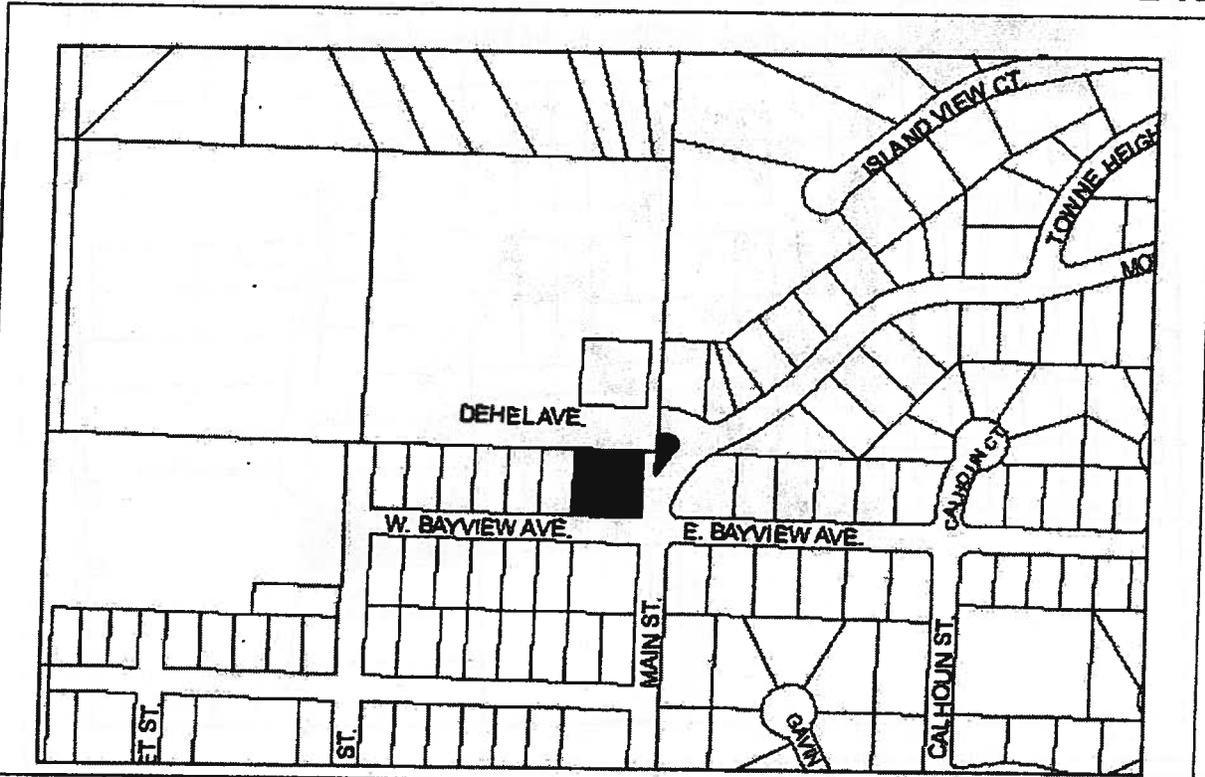
Wetlands: Some drainages

Infrastructure: Water, sewer and road access

Notes: Campground, ball fields, day use picnic and playground area.

Resolution 09-59(A) adopted the park master plan.

Finance Dept. Code: 175.0003 (driveway, parking), 175.0007 (campground)



Designated Use: Public Purpose/Bayview Park/Water tank access
Acquisition History: Large lots: Klemetsen Warranty Deed 5/8/67. Water tank access and part of Bayview Park. FINISH

Area: 0.58 acres total

Parcel Number: 175051 07, 08
 17726038, 17727049

2006 Assessed Value: \$91,700 total

Legal Description: 17505107: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 2
 17505108: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 1
 17726038: HM0760026 T06S R13W S17 KAPINGEN SUB UNIT 3 PARK RESERVE
 17727049: HM0770065 T06S R13W S17 ISLAND VIEW SUB PARK

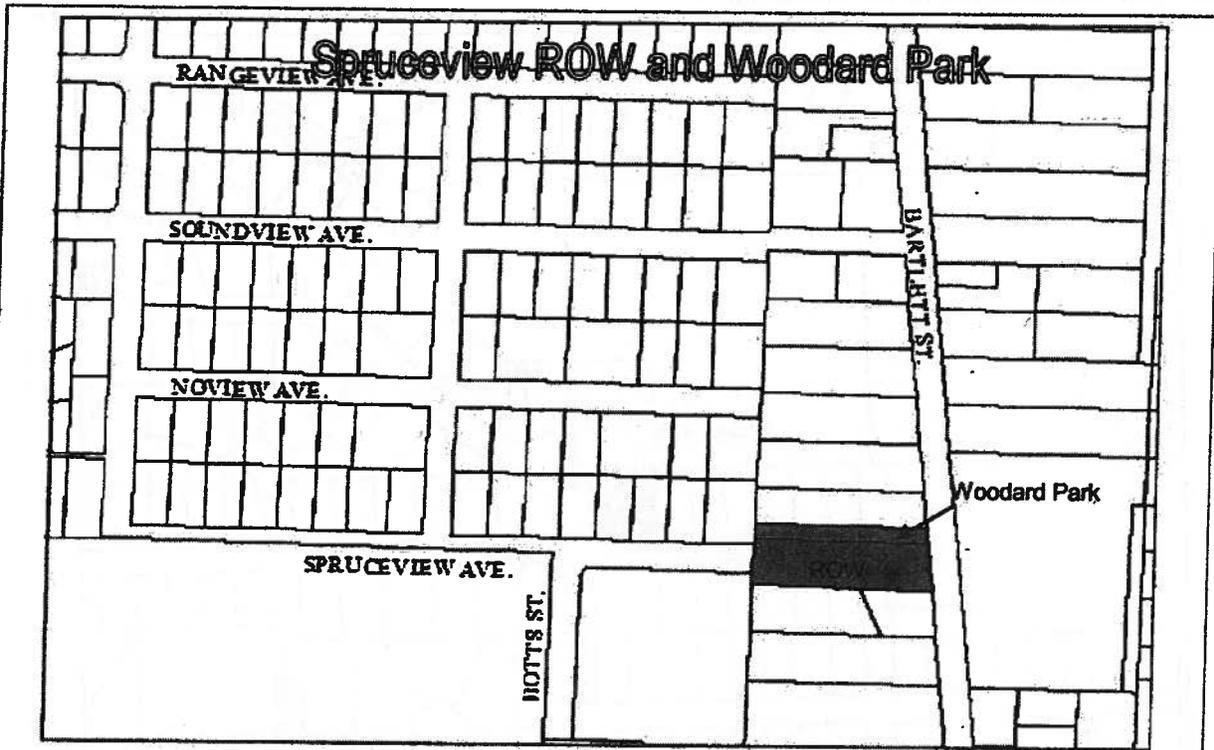
Zoning: Rural Residential

Wetlands: N/A

Infrastructure: Paved road access

Notes:

Finance Dept. Code:



Designated Use: ROW and Woodard Park

Acquisition History: ROW: Purchased for Harrington Heights LID, Ord 2000-13(S) 7/2000. Woodard Park: Tax Foreclosure (Harry Gregoire), Park designation enacted in Reso 04-53

Area: ROW 0.85 acres
Woodard Park: .025 acres

Parcel Number: 17513329
17513328

2006 Assessed Value: ROW: \$61,400, Park: \$36,200

Legal Description: ROW: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 12-A
Woodard Park: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 11-B

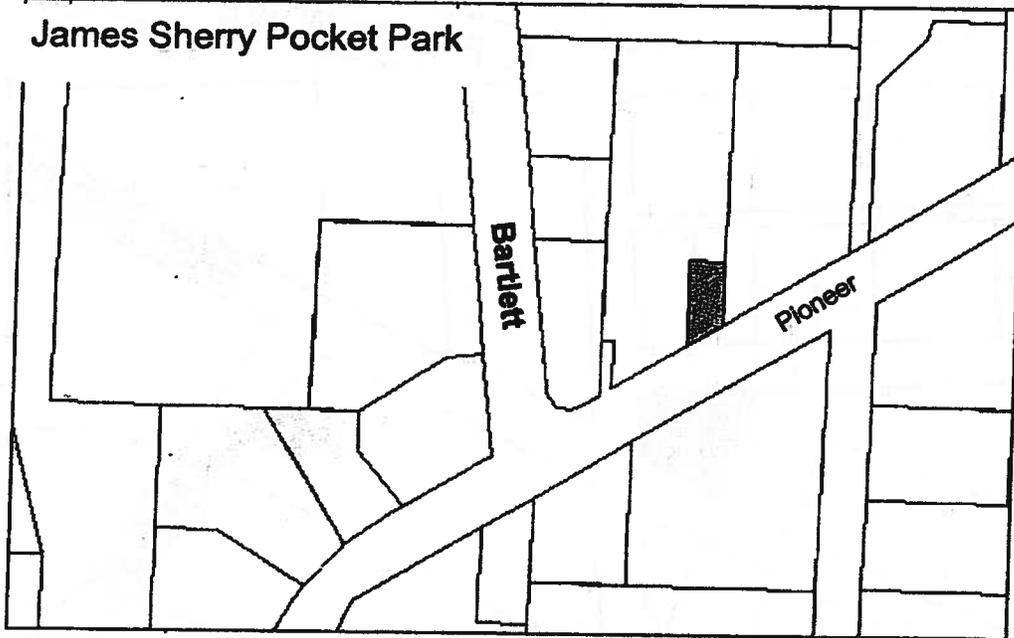
Zoning: Residential Office

Wetlands: Woodard Creek and wetlands present

Infrastructure: Paved access on Bartlett. Part of completed Spruceview Road LID. Water and sewer present.

Notes:

Finance Dept. Code: ROW: 500.0051 Park:



Designated Use: Retain for use as public park or parking
Acquisition History: Ord 83-01 (KPB)

Area: 0.06 acres or 2,766 sq ft

Parcel Number: 17514235

2009 Assessed Value: \$41,200

Legal Description: T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1

Zoning: Central Business District

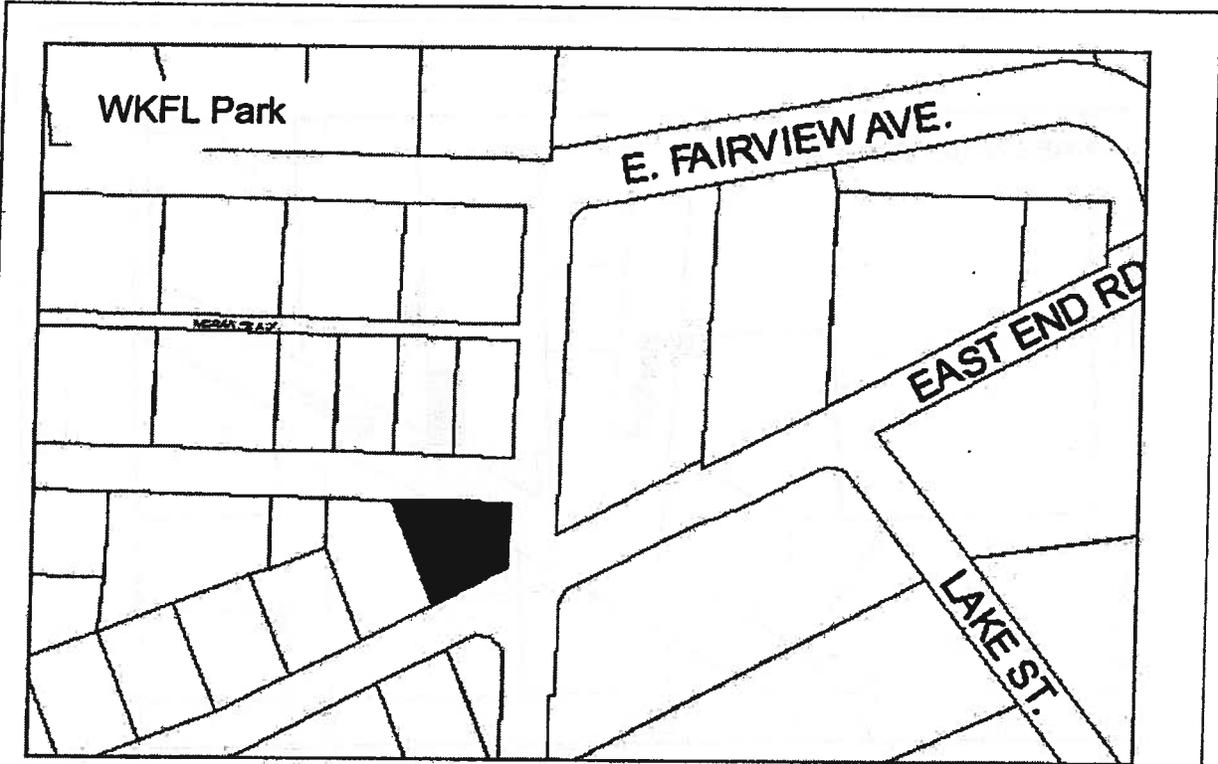
Wetlands: Ditch across property

Infrastructure: Water and Sewer, paved sidewalk

Notes:

HEA/phone company utility infrastructure on lot—big green boxes.

Finance Dept. Code:



Designated Use: WKFL Park
Acquisition History: Asaiah Bates Deed 3/88

Area: 0.31 acres	Parcel Number: 17720204
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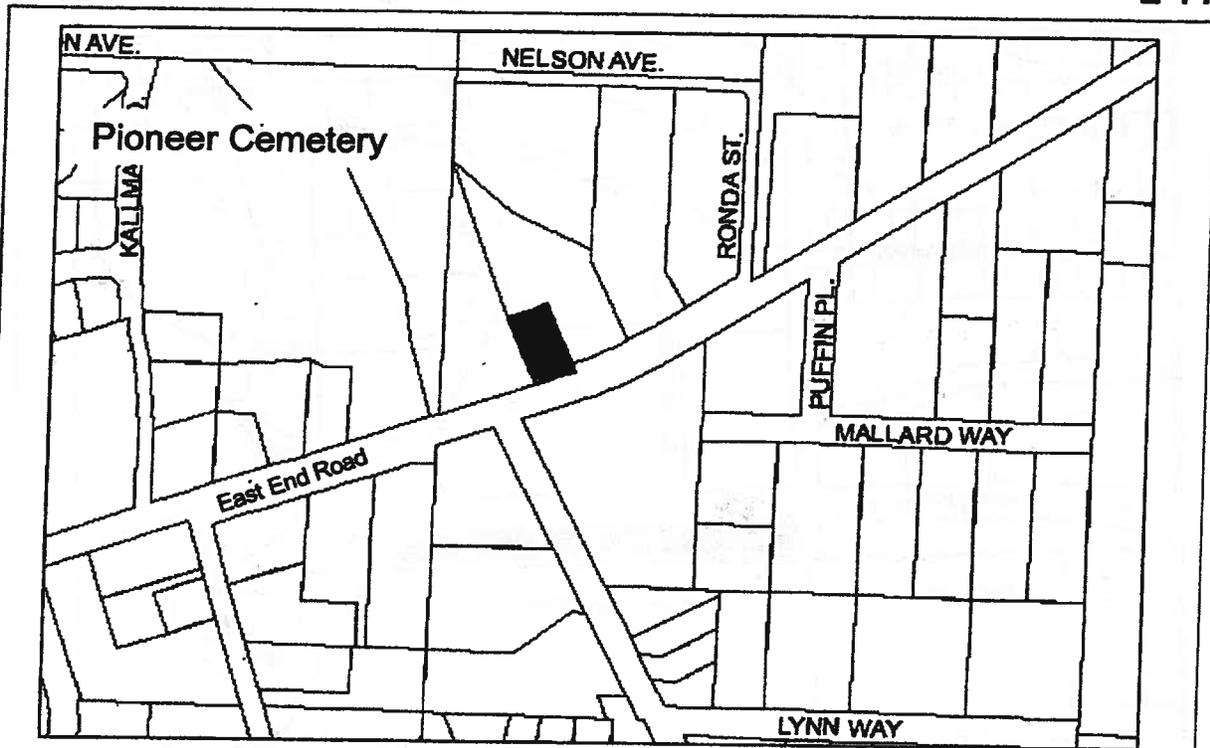
2009 Assessed Value: \$95,600

Legal Description: Glacier View Subdivision No 1 Replat of Lots 1, 8 & 9, Block 4 Lot 9-A

Zoning: Central Business District	Wetlands: N/A
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Infrastructure: Water, paved road, electricity

Finance Dept. Code:



Designated Use: Pioneer Cemetery
Acquisition History: Quitclaim Deed Nelson 4/27/66

Area: 0.28 acres

Parcel Number: 17903007

2009 Assessed Value: \$26,400

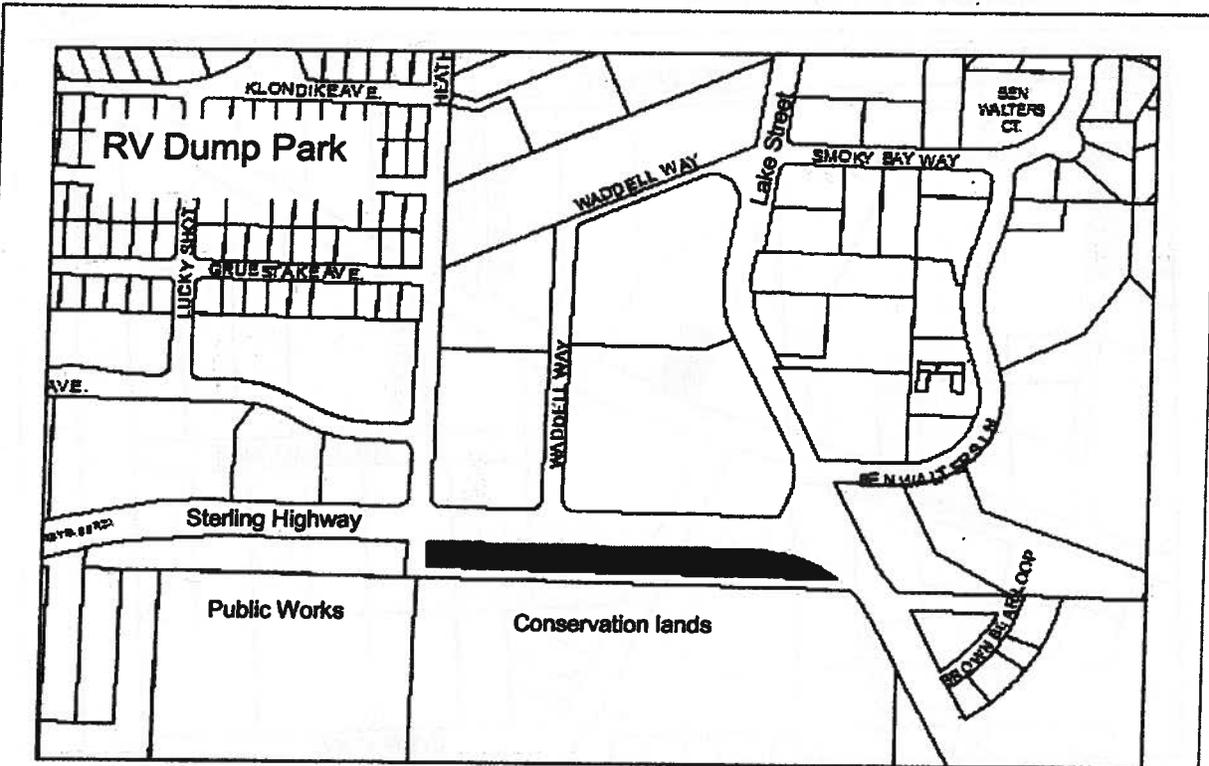
Legal Description: James Waddell Survey of Tract 4 Lot 4A

Zoning: Residential Office

Wetlands: N/A

Infrastructure: Paved Road

Finance Dept. Code:



Designated Use: RV Water/Sump station
Acquisition History: Deed states "Waddell Park Tract"

Area: 1.73 acres

Parcel Number: 17712014

2009 Assessed Value: \$215,800

Legal Description: Waddell Subdivision, portion S of Homer Bypass Road

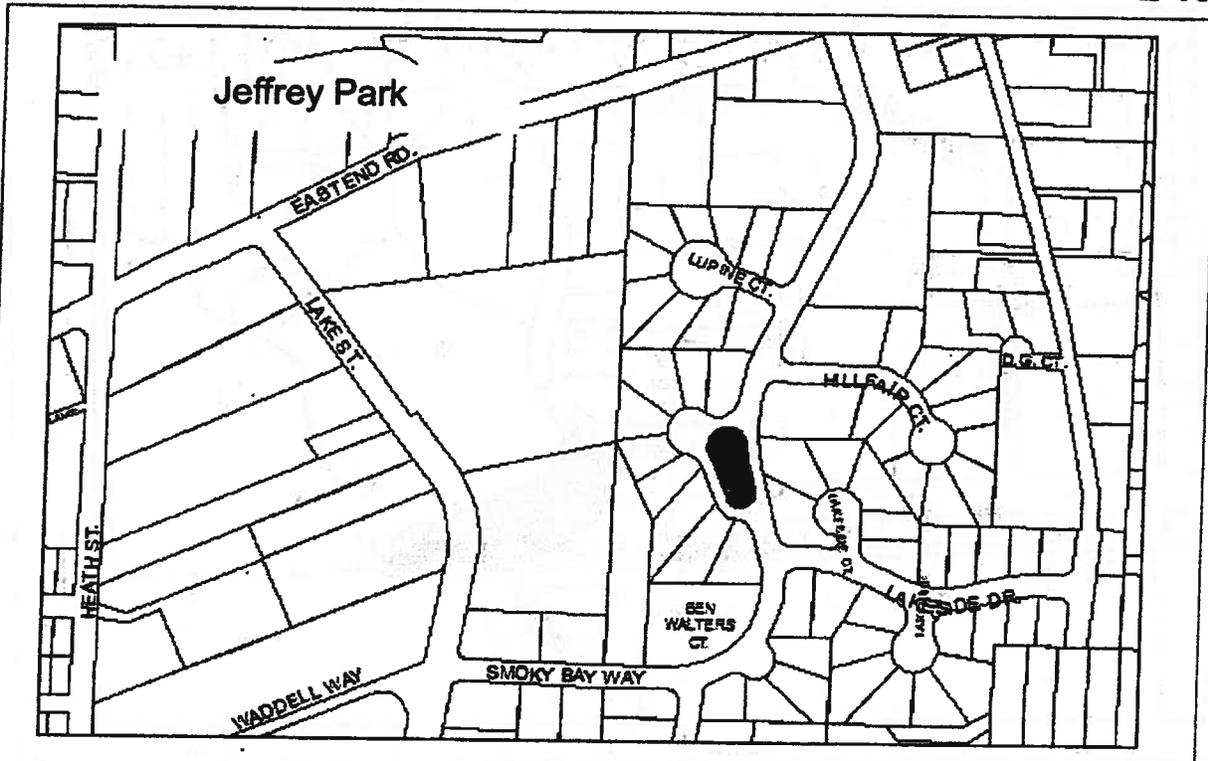
Zoning: Central Business District

Wetlands:

Infrastructure: Water, Sewer, gravel/paved access

Notes:

Finance Dept. Code:



Designated Use: Public Purpose/Greenbelt/Jeffrey Park
Acquisition History: Ordinance 83-27 (KPB)

Area: 0.38 acres

Parcel Number: 17730251

2009 Assessed Value: \$41,900

Legal Description: Lakeside Village Amended Jeffrey Park

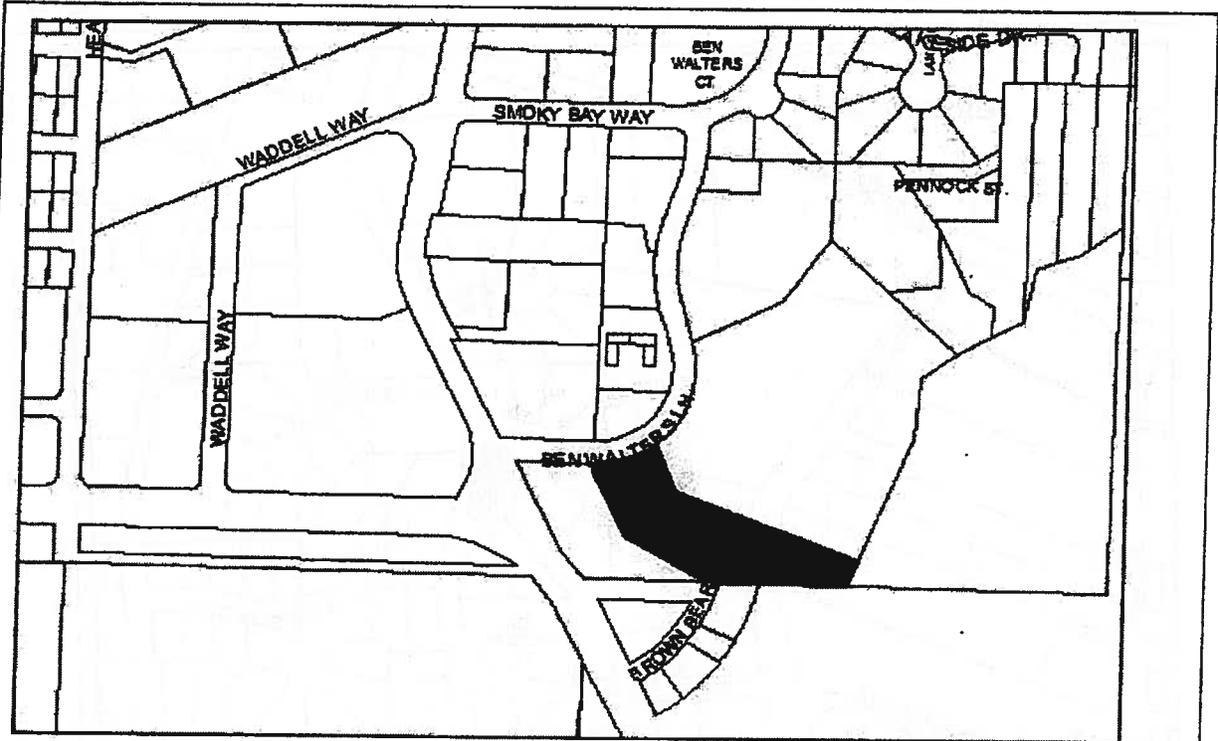
Zoning: Urban Residential

Wetlands:

Infrastructure: Paved Road, water, sewer

Notes: Neighborhood park. Grass and new swing sets installed in 2005. Fill brought in to the park to raise the ground level and deal with drainage issues in 2007.

Finance Dept. Code:



Designated Use: Ben Walters Park. Public park or greenbelt per deed.
Acquisition History: Reso 83-22(S) Neal Deed 5/4/83. Donated. Deed amended 6/1/83.

Area: 2.48 acres	Parcel Number: 17712022
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2009 Assessed Value: \$435,200 (Land \$386,100, Structure \$49,100)

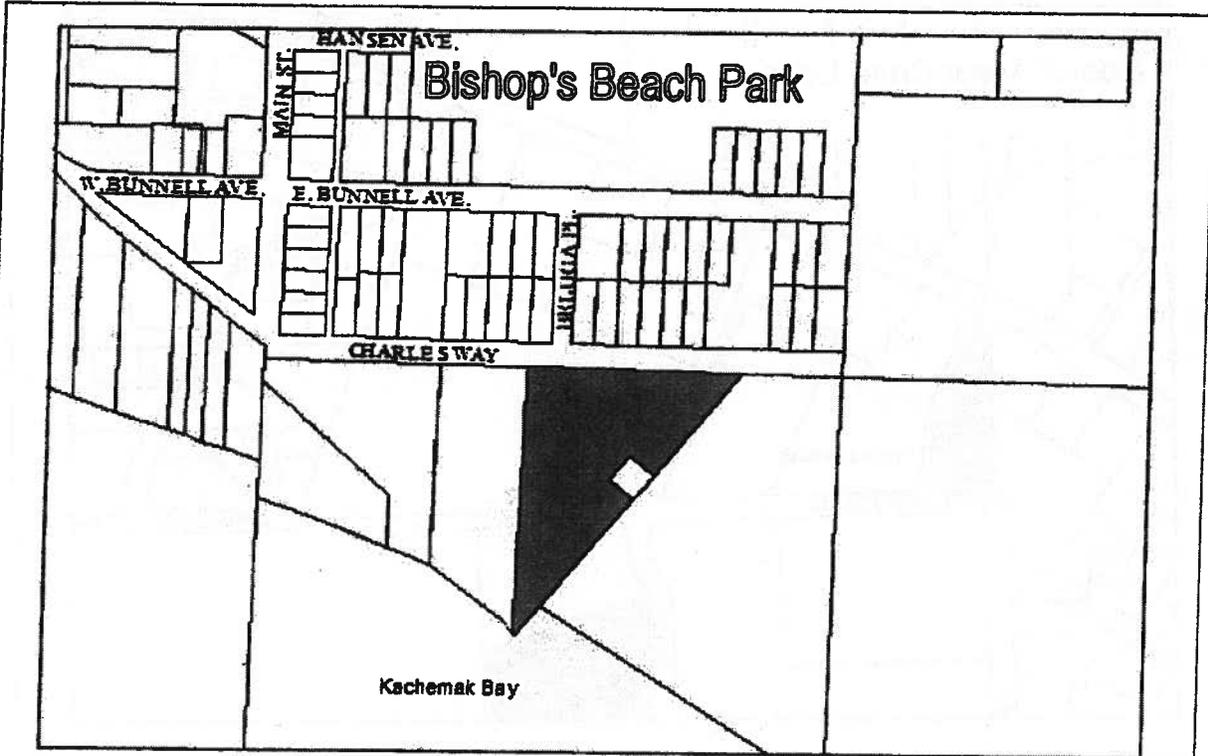
Legal Description: Lakeside Village Park Addition Replat Lot 1A-2

Zoning: Central Business District	Wetlands: 3664 Ben Walters Lane
--	--

Infrastructure: Paved Road, water and sewer. Public restrooms, covered fire pit, lake access and dock.

Notes: New swing set installed, 2008. New dock installed in 2009.

Finance Dept. Code:



Designated Use: Bishop's Beach Park
Acquisition History: McKinley Warrant Deed 1/9/1984

Area: 3.46 acres

Parcel Number: 17714010

2009 Assessed Value: \$56,600 (Land \$45,300, Structure \$11,300)

Legal Description: HM T06S R13W S20 PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DEG 0' E

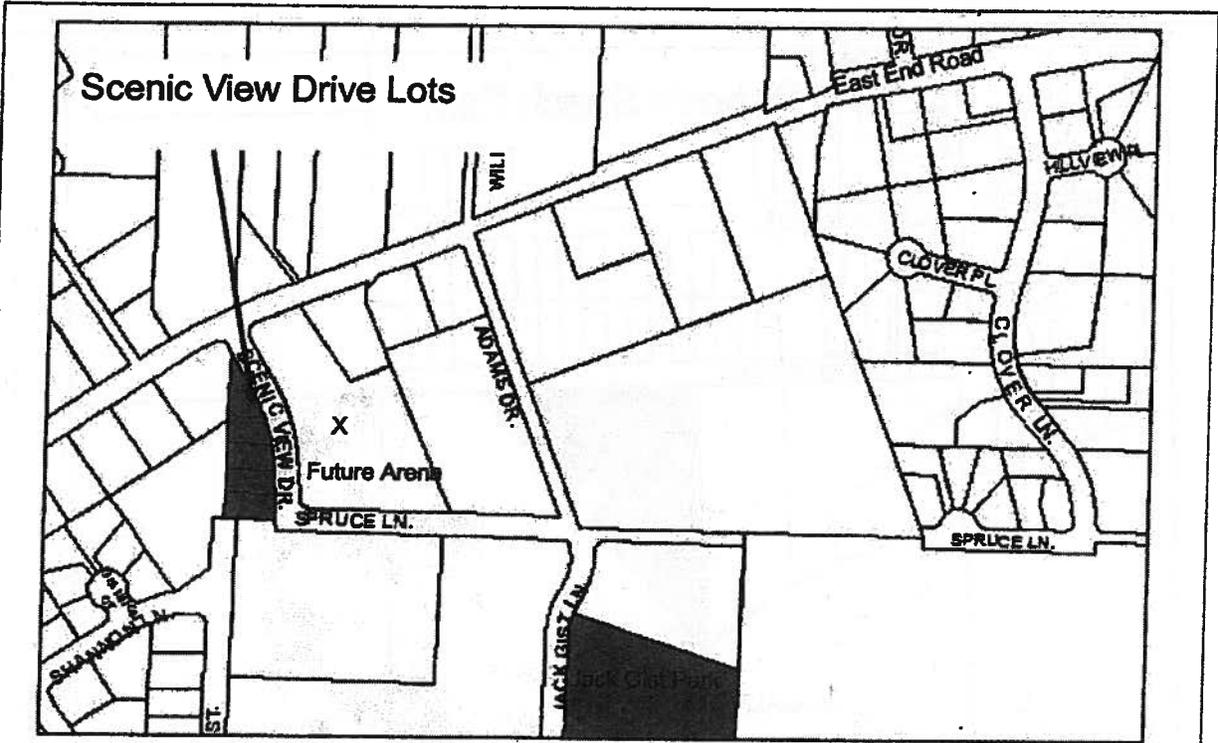
Zoning: Central Business District

Wetlands: Some wetlands (along boardwalk).
 Flood hazard area.

Infrastructure: Paved road access. No water or sewer. City maintained outhouses.

Notes:

Finance Dept. Code:



Designated Use: Public Park and future Donation to Equestrian group.
Acquisition History: Donated by property owners (ord 06-34) to city as public park with relevant deed restrictions. City passed reso 06-116 to give the land to the equestrian group when the main horse park area is purchased.

Area: 0.89 acres total	Parcel Number:
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2009 Assessed Value: \$43,400

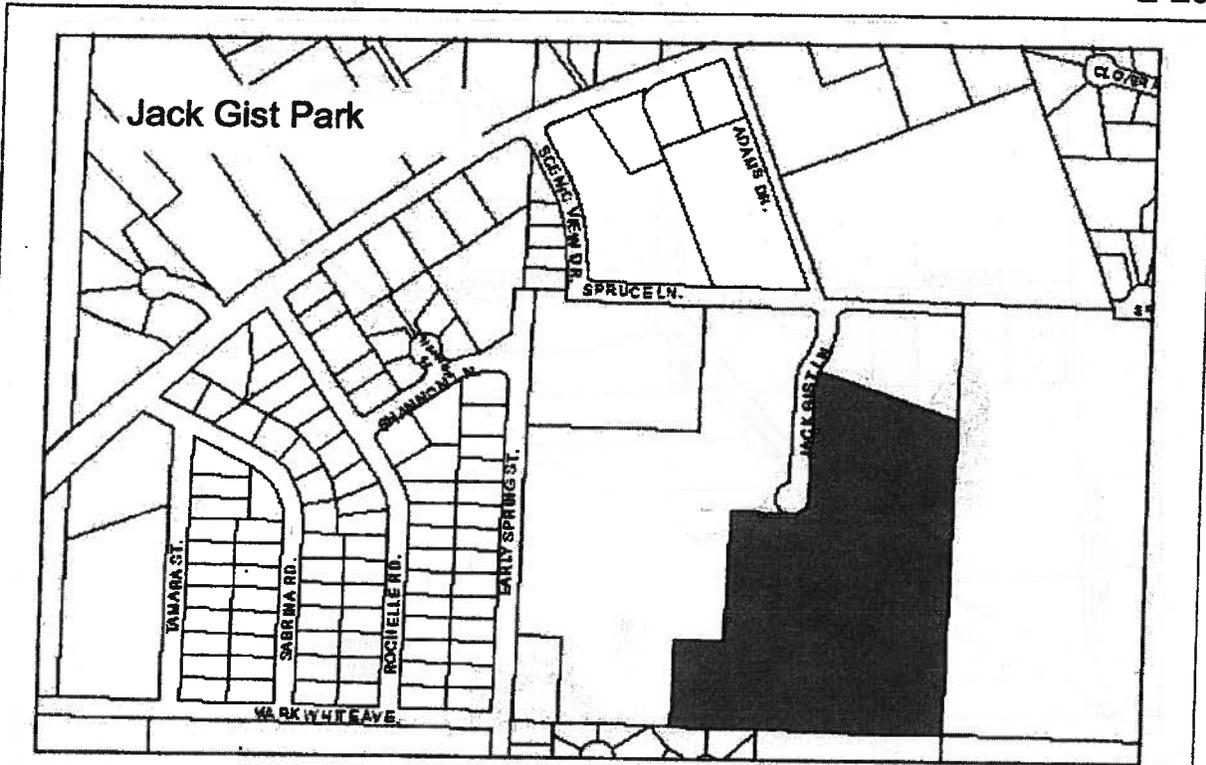
Legal Description: Scenic View Subdivision No. 6 Lots 1-5

Zoning: Rural Residential	Wetlands: Yes, the back half of the lots has a creek and wetlands.
----------------------------------	---

Infrastructure: Gravel road

Notes:

Finance Dept. Code:



Designated Use: Jack Gist Ball Park
Acquisition History: Warranty Deed Moss 8/27/98

Area: 14.6 acres

Parcel Number: 17901023

2009 Assessed Value: \$86,900

Legal Description: HM0990063 T06S R13W S15 JACK GIST SUB LOT 2

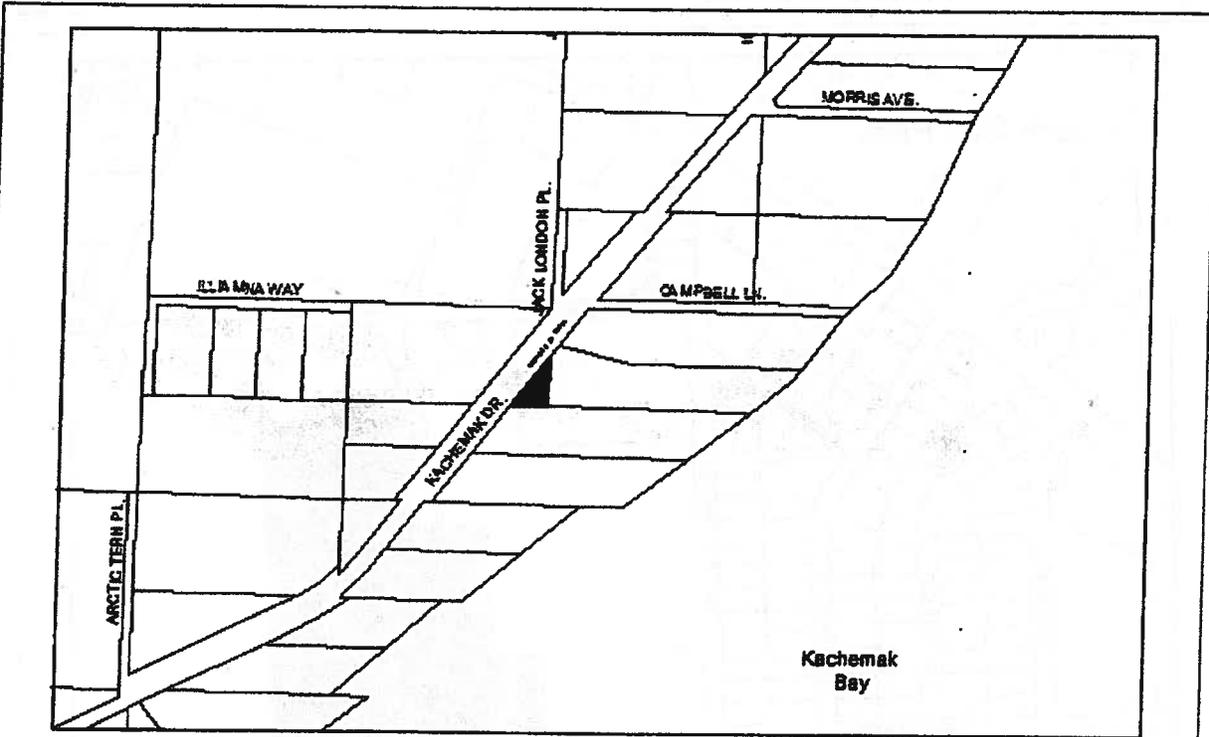
Zoning: Rural Residential

Wetlands: May be present. Site is mostly fill and old dump.

Infrastructure: Gravel road access.

Notes: Old dump site. No water or sewer to service the new ball fields. Parking lot constructed in 2006. Major funding needed to construct restrooms. 2009: ord 09-35(A) allocated \$33,000 for improvements to two ballfields.

Finance Dept. Code:



Designated Use: Public Park/Designated Public Use
Acquisition History: Tax Foreclosure Ord 78/18

Area: 0.24 acres

Parcel Number: 17915003

2009 Assessed Value: \$18,200

Legal Description: That Portion of Govt Lot 3 Lying southwesterly of Kachemak Drive, T6S R13W S23

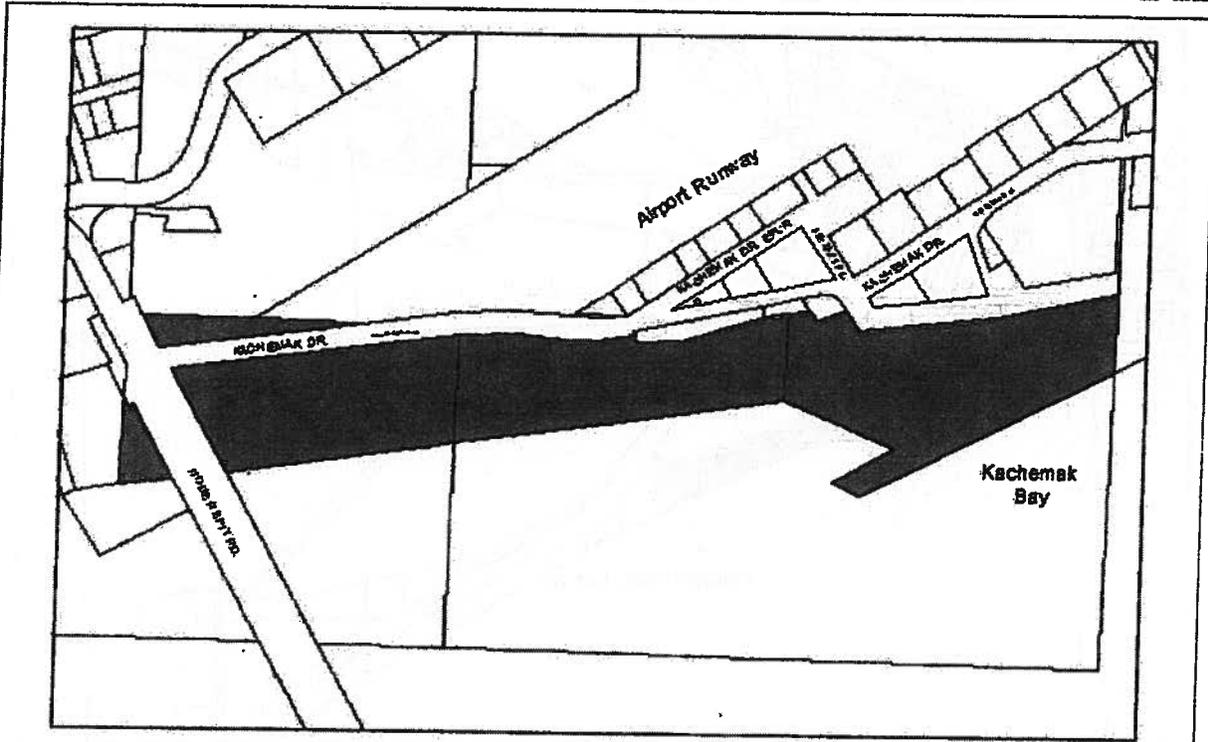
Zoning: Rural Residential

Wetlands: No wetlands

Infrastructure: Paved road access

Notes: Limited developable area due to setback requirements from Kachemak Dr.

Finance Dept. Code:



Designated Use: Lots 13: undesignated. Spit Trailhead. Lot 14: Undesignated. Lot 3: Tidelands/public access/recreational

Acquisition History: Lot 13: ? Lot 14: ? Lot 3: Deed 4/98

Area: 35.16 acres

Parcel Number: 18101030, 18101032, 17940107

2009 Assessed Value: \$292,300

Legal Description: Government Lots 13 and 14, excluding Homer Spit Road and Kachemak Drive. Gov't lot 3, South of Airport lease lands Blocks 300 and 400. T6S R13W S22

Zoning: General Commercial 1, west of Homer Spit Road. General Commercial 2, east of Homer Spit Road

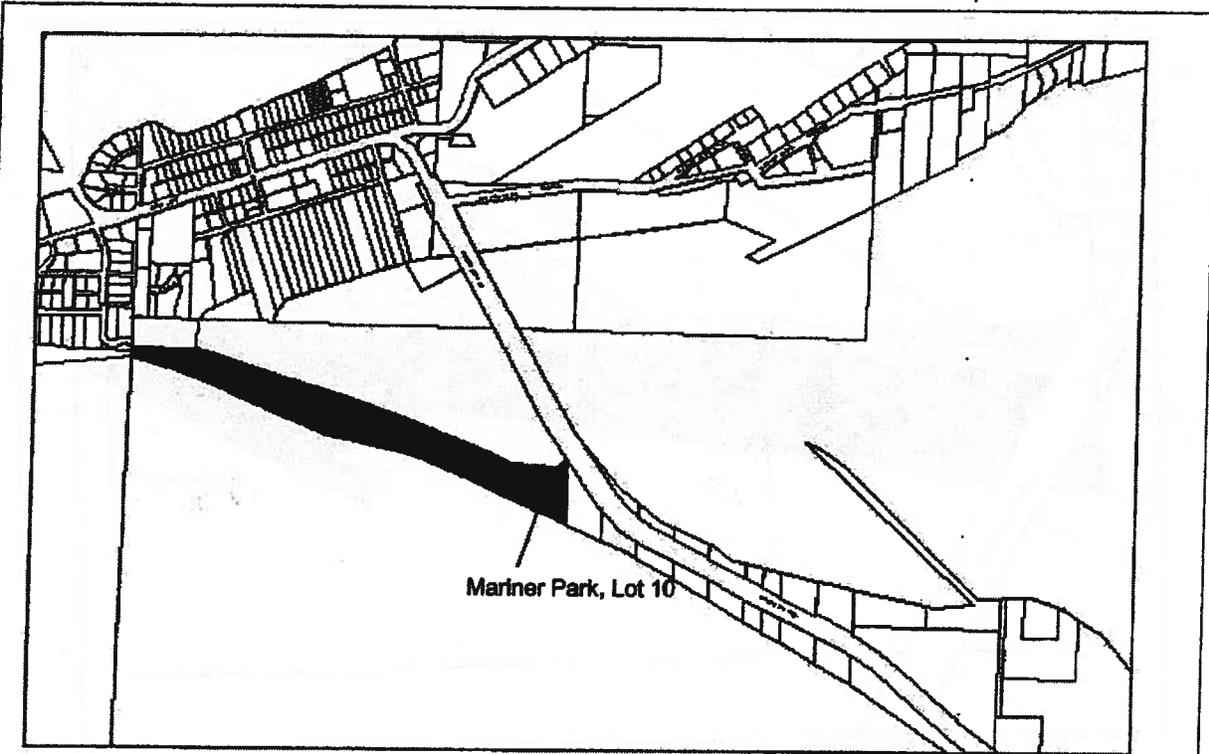
Wetlands: Coastal wetlands. Designated critical habitat. Flood Hazard area.

Infrastructure: Water, sewer and paved road access

Notes: Spit trailhead parking lot expanded in 2009.

Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern"). They are recognized as sites of international importance. <http://www.whsrn.org/>

Finance Dept. Code:



Designated Use: Undesignated

Acquisition History: Lot 10: Simmons purchase, 1983. Other are EVOS purchases.

Area: 32.32 acres

Parcel Number: 18101002-07.

2009 Assessed Value: \$144,700

Legal Description: T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOTS 10-15

Zoning: Open Space Recreation

Wetlands: Tidal

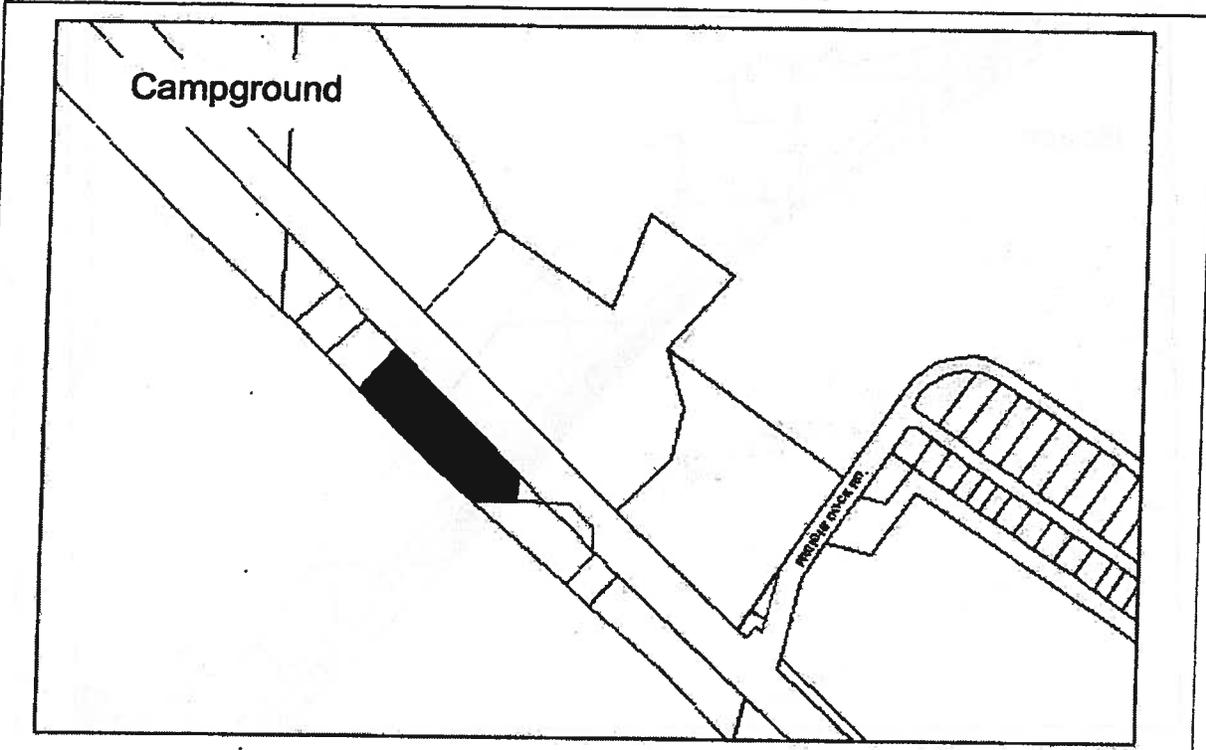
Infrastructure: No infrastructure

Notes: Acquisition of Lots 11-145 should be researched to see how they were acquired.

Mariner Park is not a designated Park. Part of the park facilities are located in the lot to the north, which may also be owned by the City. The City has requested the state research this matter. Fall 2006

Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern"). They are recognized as sites of international importance. <http://www.whsrn.org/>

Finance Dept. Code:



Designated Use: Camping
Acquisition History:

Area: 3.92 acres (2.1 and 1.82 acres)

Parcel Number: 18103102, 05

2009 Assessed Value: \$580,000 (Includes value of the campground office)

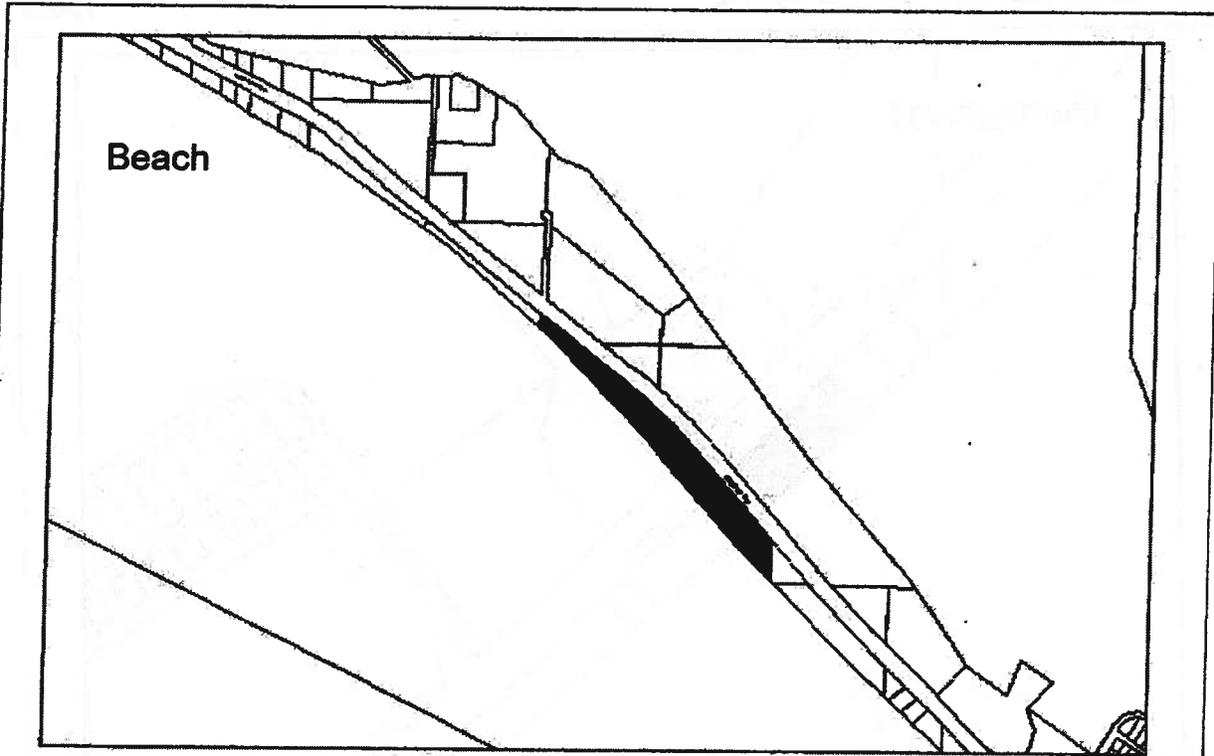
Legal Description: Homer Spit Subdivision Amended Lot 2, and that portion of Government Lot 14 lying south of the Homer Spit Road T6S R13W S35

Zoning: Lot 2: Open Space Recreation. Lot 14: Marine Industrial

Infrastructure: Paved road, water and sewer

Notes: At most, 1/3 of the land is above the high tide line. The rest is beach or underwater.

Finance Dept. Code:



Designated Use: Public Use/ Open Space Recreation
Acquisition History: Ord 90-26 (KPB). Lot 6: EVOS purchase

Area: 23 acres

Parcel Number: 181030 02, 04, 06 18102011

2009 Assessed Value: \$262,200

Legal Description: T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1,2, Sec 34 Lot 1, lot 6 SW of Sterling Hwy Sec 27

Zoning: Marine Industrial. Lot 6: Open Space Rec

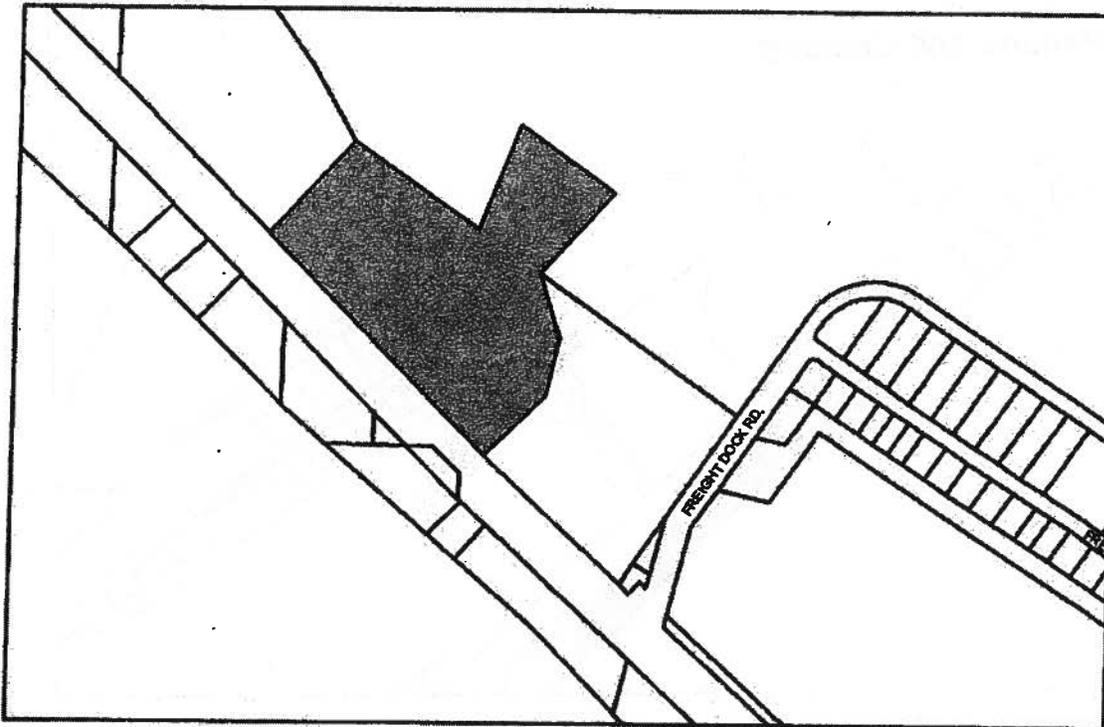
Wetlands: Tidal

Infrastructure: Paved Road access

Notes:

Acquisition history of lot 6 should be researched.

Finance Dept. Code:



Designated Use: Fishing Lagoon
Acquisition History: Ord 83-26 Purchase from World Seafood

Area: 17.71 acres

Parcel Number: 18103116

2009 Assessed Value: \$2,144,700

Legal Description: T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2

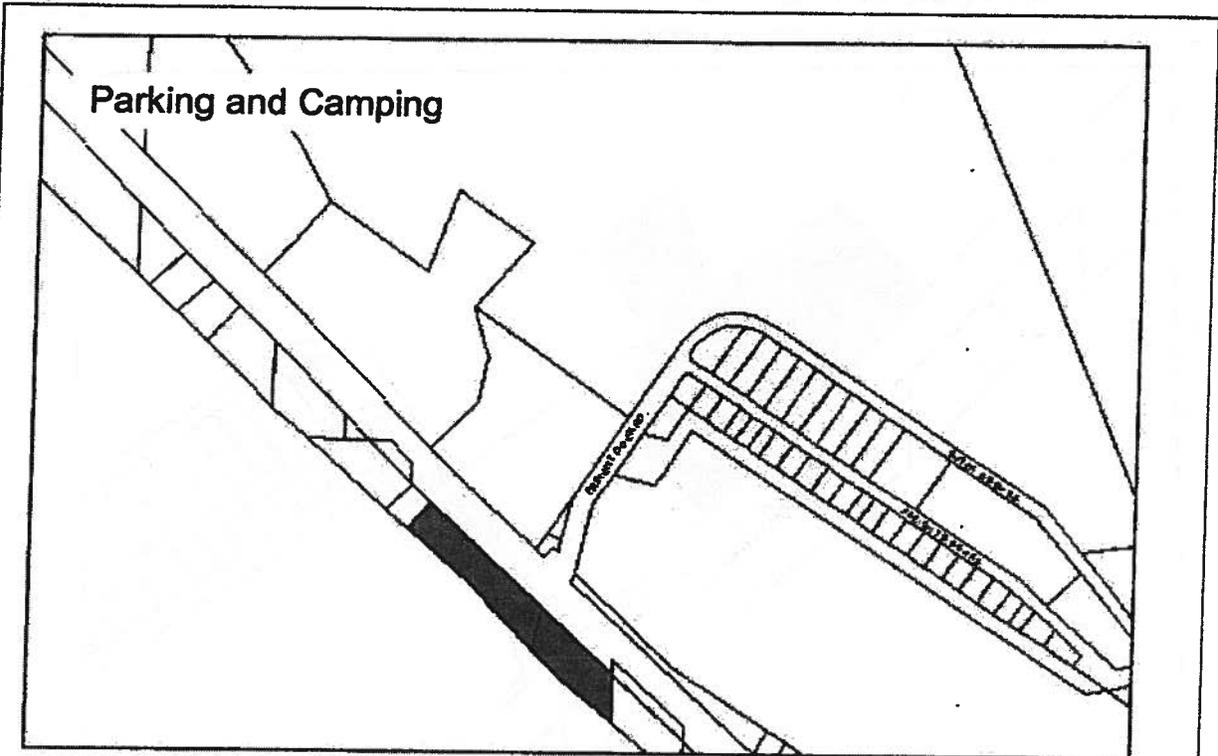
Zoning: Open Space Recreation

Wetlands: N/A. Portions in floodplain.

Infrastructure: City Water and Sewer, paved road access. Restroom.

Notes:

Finance Dept. Code:



Designated Use: Western lot: Camping. East lot, parking
Acquisition History:

Area: 5.7 acres

Parcel Number: 18103301, 18103108

2009 Assessed Value: \$672,500

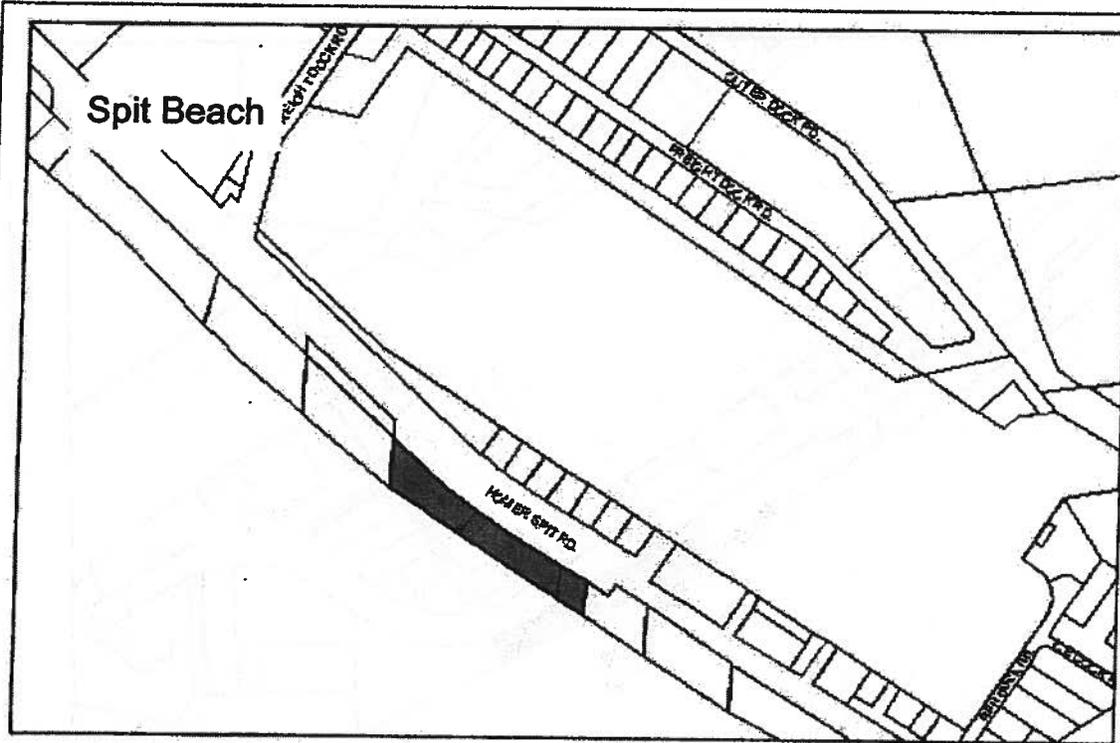
Legal Description: Homer Spit Amended Lots 7 and 9

Zoning: Open Space Recreation

Wetlands: N/A

Infrastructure: Paved Road

Finance Dept. Code:



Designated Use: Open Space Recreation
Acquisition History: Lot 11B: Reso 93-14, 3/24/93 Deed. Acquired through an exchange for lot 18.

Area: 2.36 acres

Parcel Number: 181033 4, 5, 6

2009 Assessed Value: \$414,000

Legal Description: Homer Spit Subdivision Amended Lots 11 and 20. Lot 11B of HM 0640816.

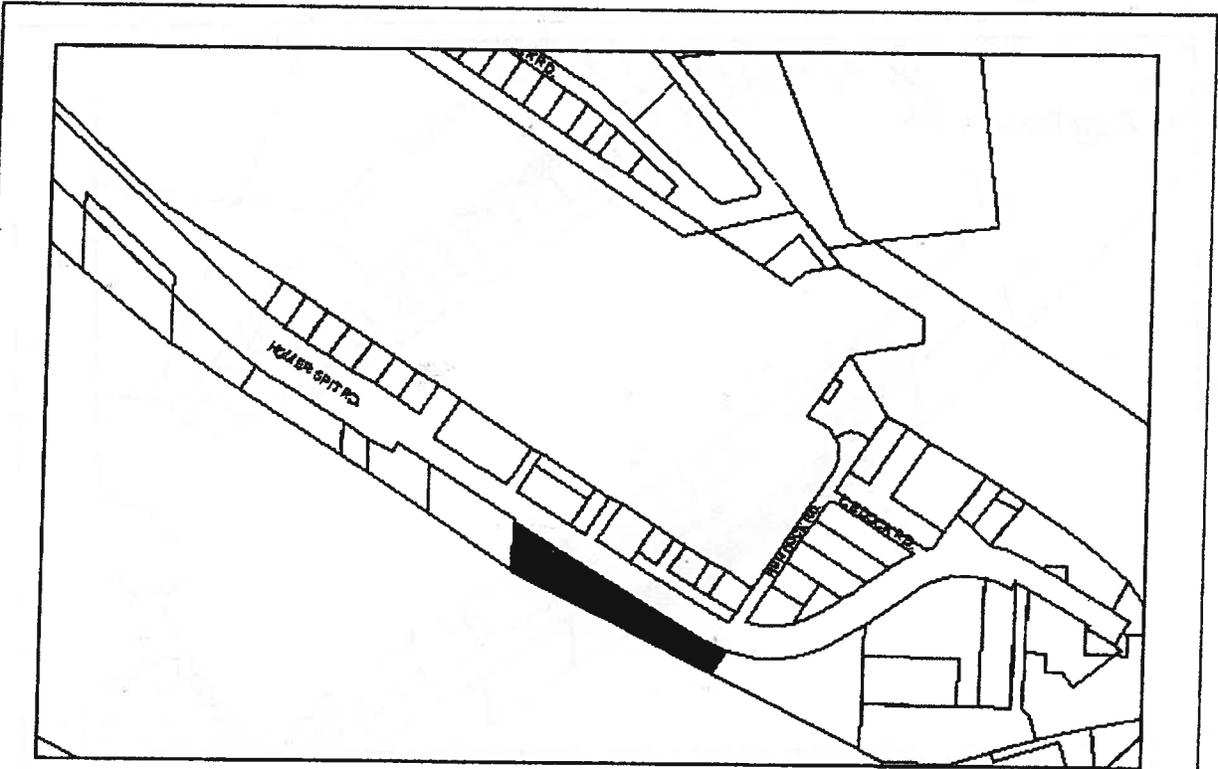
Zoning: Open Space Recreation

Wetlands: N/A

Infrastructure: Paved Road

Notes:

Finance Dept. Code:



Designated Use: Seafarer's Memorial and parking
Acquisition History:

Area: 2.52 acres

Parcel Number: 18103401

2009 Assessed Value: \$316,900

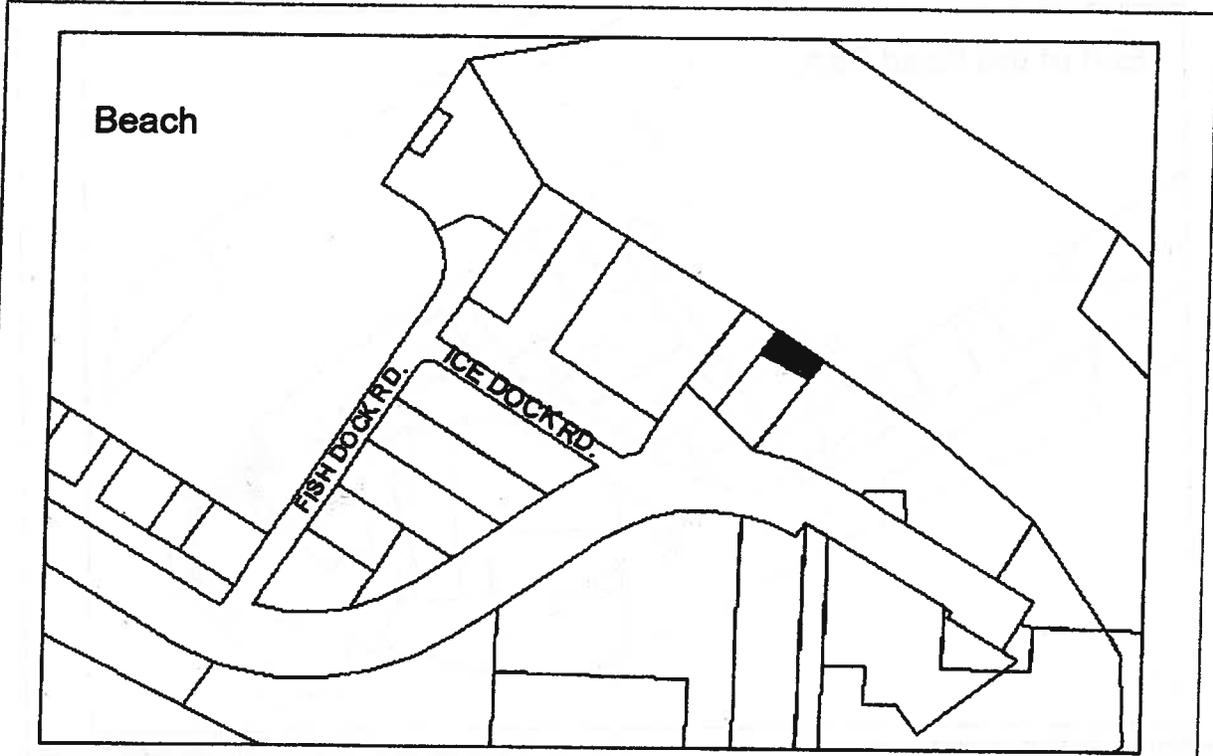
Legal Description: Homer Spit Amended Lot 31

Zoning: Open Space Recreation

Wetlands: N/A

Infrastructure: Paved Road

Finance Dept. Code:



Designated Use: Beachfront between Icicle and Main Dock
Acquisition History:

Area: 0.11 acres

Parcel Number: 18103446

2009 Assessed Value: \$68,800

Legal Description: T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE

Zoning: Marine Industrial

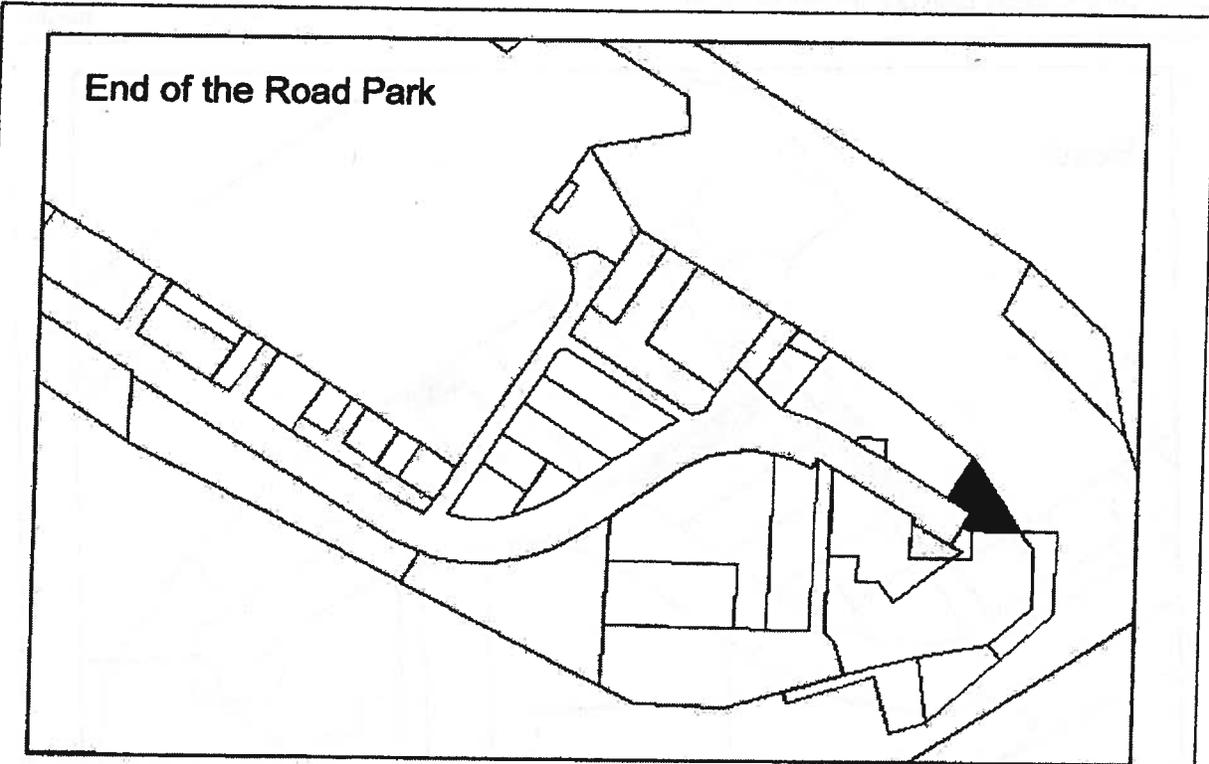
Wetlands: N/A tidal, flood plain

Infrastructure:

Notes:

flood

Finance Dept. Code:



Designated Use: Not Designated
Acquisition History:

Area: 0.43 acres

Parcel Number: 18103448

2009 Assessed Value: \$173,400

Legal Description: HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B

Zoning: Marine Industrial

Wetlands: N/A

Infrastructure: Water, sewer, paved road access

Address:

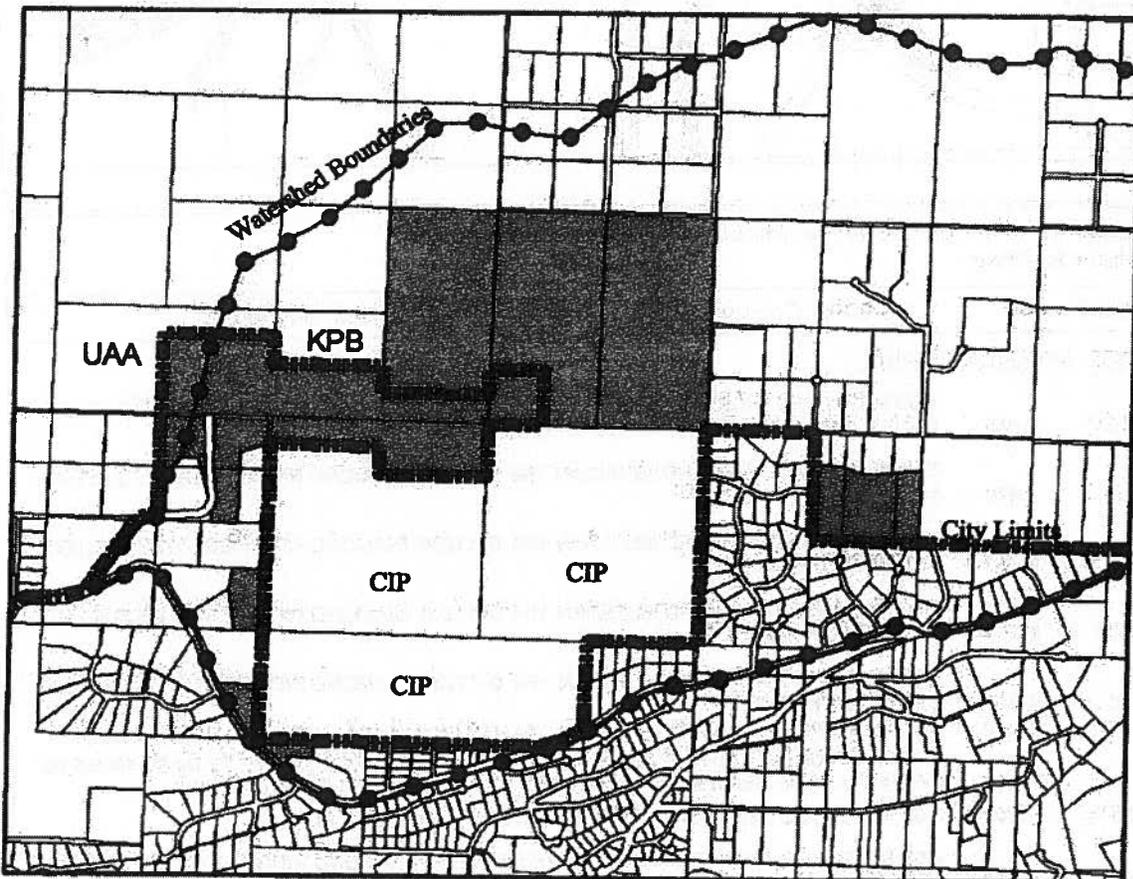
- The land is used as End of the Road Park.

Finance Dept. Code:

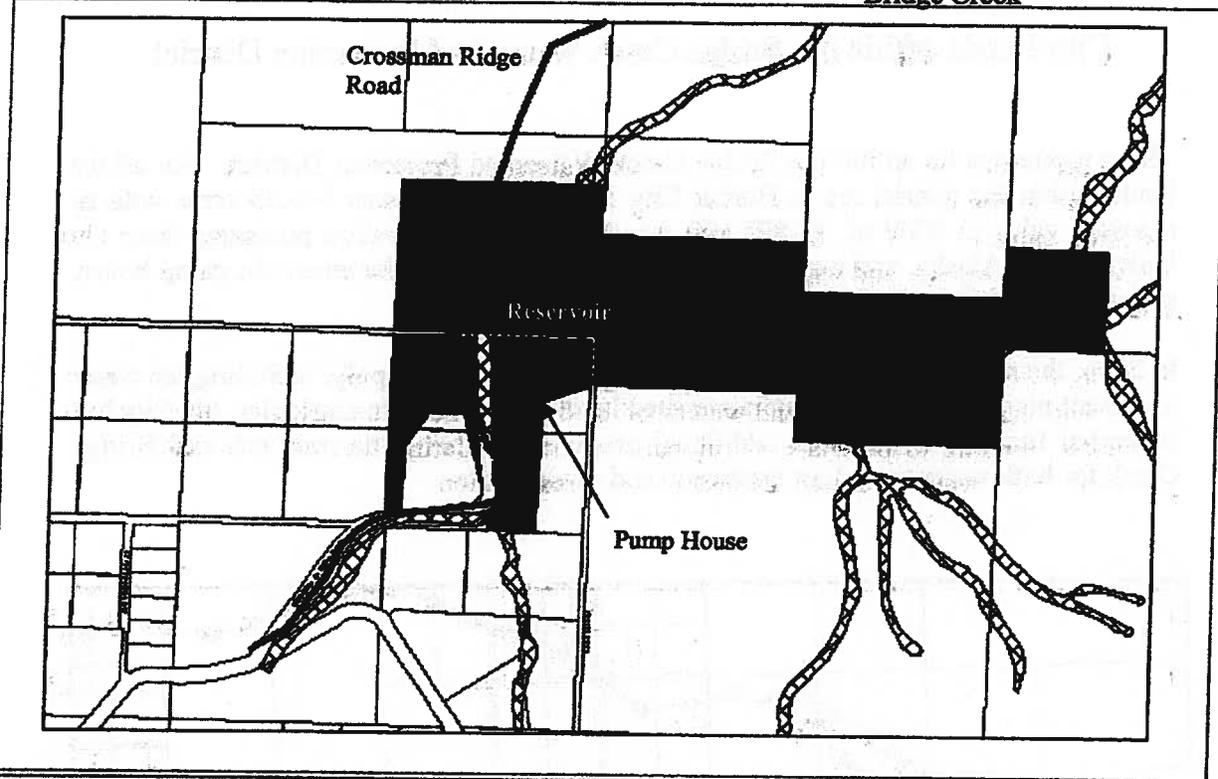
City Lands within the Bridge Creek Watershed Protection District

These properties lie within the Bridge Creek Watershed Protection District. Not all the lands within the district are in Homer City limits. The city owns 383.75 acres with an assessed value in 2009 of \$1,871,100. Lands include conservation purchases from the University of Alaska, and water system infrastructure such as the reservoir, pump house, and water treatment plant and tanks.

In 2006, the number one CIP funding priority was the water supply, including the water treatment plant, water source and watershed land acquisitions. In particular, the City has requested funding to purchase additional property bordering the reservoir and Bridge Creek for both water treatment expansion and preservation.



This section updated 1/14/2010



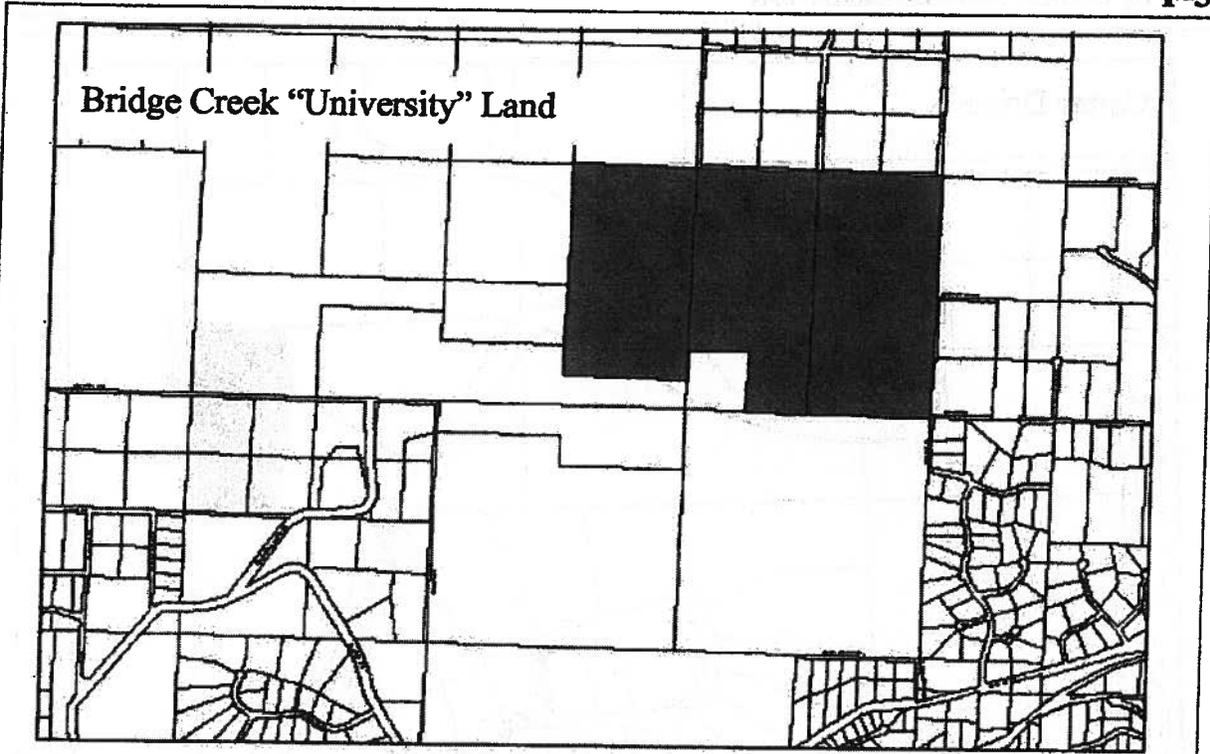
Designated Use: Bridge Creek Watershed, Reservoir and pump house
Acquisition History:

Area: 120.9 acres **Zoning:** Conservation **2009 Assessed Value:** \$463,400

PARCEL ACREAGE LEGAL

17307053	0.410	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION THEREOF LYING EAST OF DIAMOND RIDGE ROAD
17307057	1.470	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF
17307059	0.130	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF
17307062	7.350	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF
17307084	6.940	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF
17305301	30.000	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4 NW1/4 & N1/2 NE1/4 NW1/4
17305111	60.000	T 6S R 13W SEC 5 T 6S R 13W SEC 6 HM SEWARD MERIDIAN S1/2 S1/2 SE1/4 SW1/4 & S1/2 SW1/4 SW1/4 OF SEC 5 & S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 SE1/4 OF SEC 6
17305238	10.000	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SW1/4 SE1/4
17307060	4.600	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF

Finance Dept. Code:



Designated Use: Bridge Creek Watershed Property
Acquisition History: Ordinance 2003-7(A). Purchased from UAA.

Area: 220 acres

Parcel Number: 173 052 34, 35, 17305120

2009 Assessed Value: \$167,600

Legal Description: The Northwest one-quarter of the Southeast one-quarter (NW1/4 SE1/4) and the East one-half of the Southwest one-quarter of the Southeast one-quarter (E1/2 SW1/4 SE1/4) and the Northwest one-quarter of the Southwest one-quarter of the Southeast one-quarter (NW1/4 SW1/4 SE1/4) and the Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) and the North one-half of the South one-half of the Southeast one-quarter of the Southwest one-quarter (N1/2 S 1/2 SE1/4 SW1/4) and the East one-half of the Southeast one-quarter (E1/2 SE1/4) of Section 5, Township 6 South, Range 13 West, Seward Meridian, in the Homer Recording District, State of Alaska.

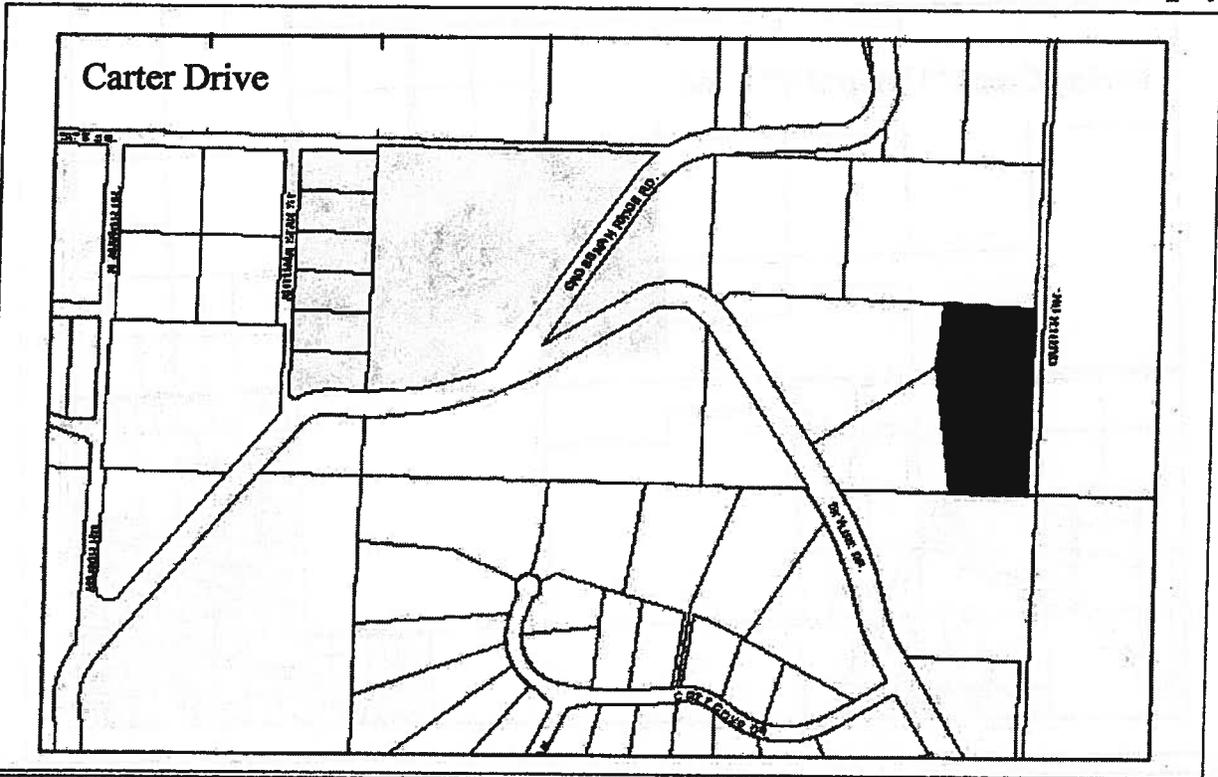
Zoning: Bridge Creek Watershed Protection District. Not within City Limits.

Wetlands: Some wetlands. Bridge Creek flows through the property.

Infrastructure: None. Limited legal and physical access.

Notes:
 Paid \$265,000 for land in 2003.

Finance Dept. Code:



Designated Use: A public use to protect and enhance the City's Bridge Creek Watershed and thereby protect its water quality

Acquisition History: Emergency Ordinance 2005-40, 2005-45.

Area: 5.93 acres	Parcel Number: 173070760
-------------------------	---------------------------------

2009 Assessed Value: \$105,900 (Land \$69,500 Structure \$36,400)

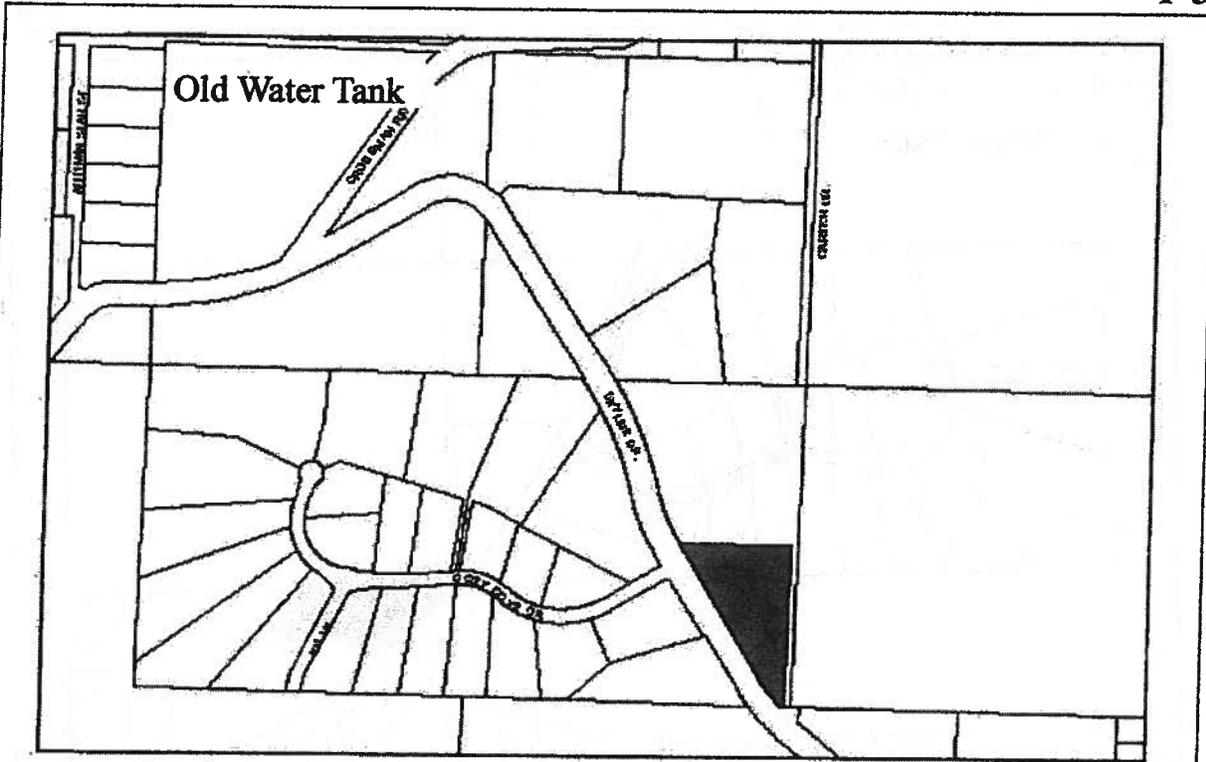
Legal Description: HM0840119 T06S R13W S07 Pioneer Valley Subdivision Lot 2

Zoning: Rural Residential, Bridge Creek WPD	Wetlands: Some discharge slope wetland, possibly a creek to the Reservoir.
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Infrastructure: Driveway access to property.

Notes: Property includes a small cabin.

Finance Dept. Code:



Designated Use: Water Tank and building/Public Purpose
Acquisition History:

Area: 4.32 acres

Parcel Number: 17307032

2009 Assessed Value: \$805,700 (Land: \$57,700 Structure: \$548,000)

Legal Description: HM T06S R13W S07 NE1/4 SE1/4 LYING NORTHEAST OF SKYLINE DR EXCLUDING THE NORTH 663 FT

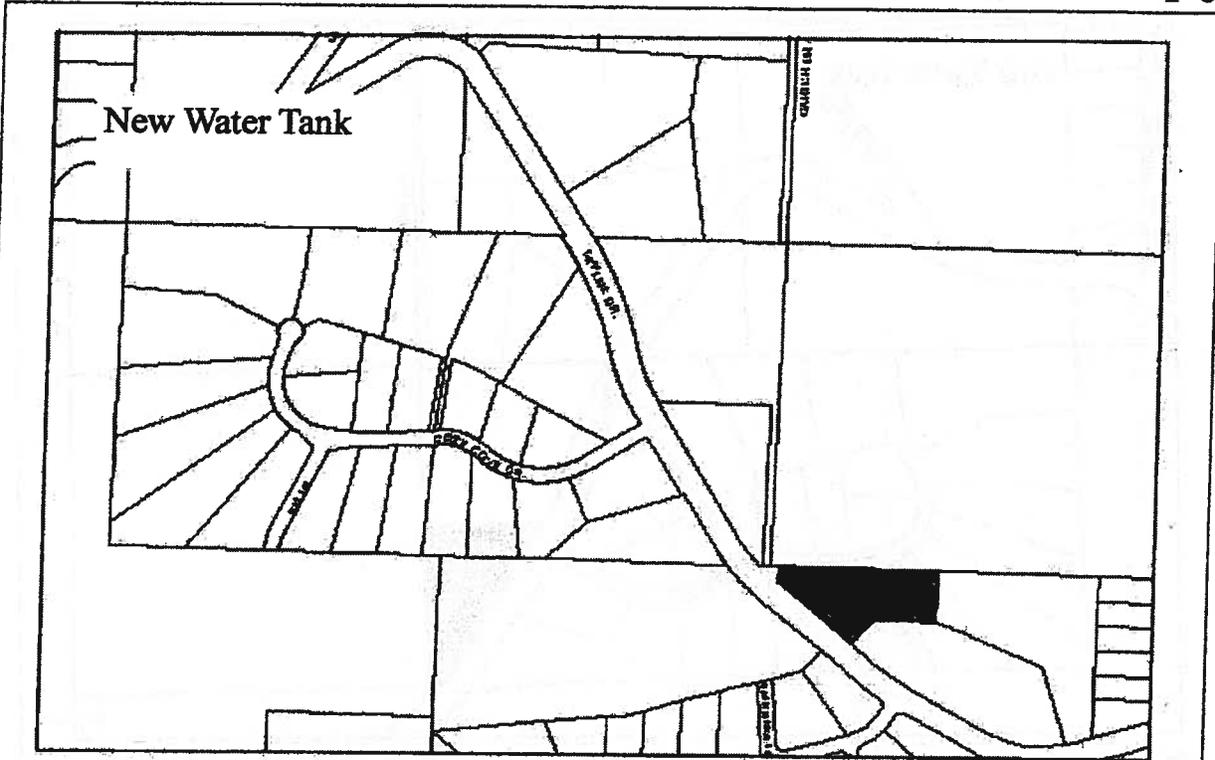
Zoning: Conservation

Wetlands: No

Infrastructure: Paved access, electricity.

Notes: Location of old water storage tank.

Finance Dept. Code:



Designated Use: City Well Reserve Water Tank and building/Public Purpose
Acquisition History: Purchased 1/97 from Tulin.

Area: 3 acres

Parcel Number: 17308034

2009 Assessed Value: \$387,100 (Land: \$85,600 Structure: \$301,500)

Legal Description: HM0960051 T06S R13W S08 TULIN TERRACE SUB UPPER TERRACE LOT 34

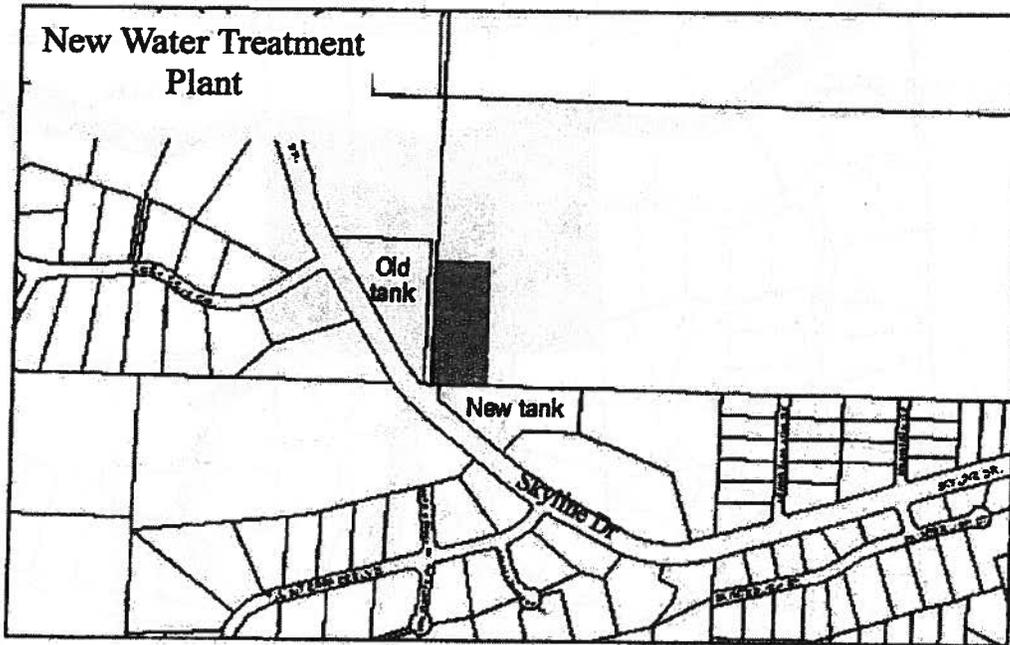
Zoning: Conservation

Wetlands: No

Infrastructure: Paved access, electricity.

Notes: Location of new million gallon water storage tank.

Finance Dept. Code:



Designated Use: New Water Treatment Plant
Acquisition History: Undergoing eminent domain proceedings

Area: 4 acres (proposed)	Parcel Number:
---------------------------------	-----------------------

200x Assessed Value:

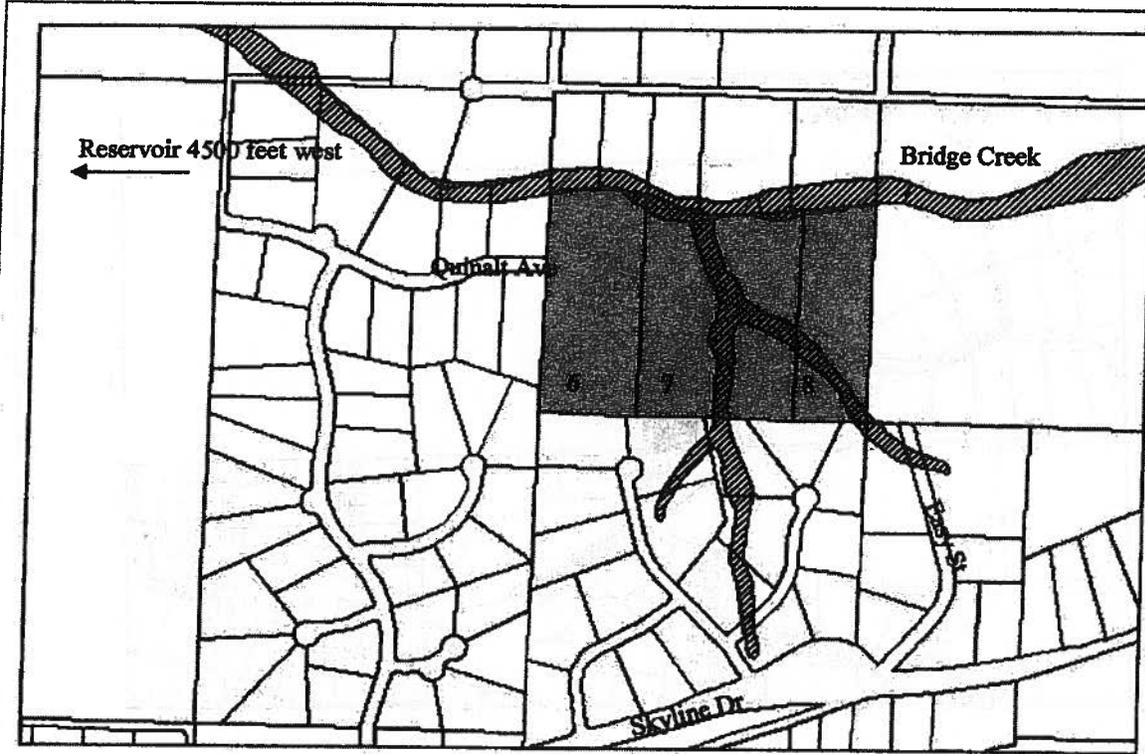
Legal Description:

Zoning: Not in city limits	Wetlands: No
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Infrastructure: Paved access, electricity, water

Notes: Location of new water treatment plant. Completion scheduled for 2009. Undergoing eminent domain proceedings to acquire land.

Finance Dept. Code:



Designated Use: Watershed Protection Purposes
Acquisition History: Ordinance 2009-08(A)

Area: Lot 6: 6.91 acres, Lot 7: 13.38 acres
 Lot 8: 8.89 acres Total: 28.81 acres

Parcel Numbers: 1736600 6, 7, 8

2009 Assessed Value: \$137,400 (all lots)

Legal Description: Lots 6,7 and 8, Roehl Parcels Record of Survey Amended

Zoning: Not in city limits.

Wetlands: about half the land is wetland. Bridge Creek is the northern boundary of these lots.

Infrastructure: Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.

Notes:

Lots purchased 2/25/09
 Lot 6, \$58,735, recorded document 2009-000612-0
 Lot 7, \$113,730, recorded document 2009-000613-0
 Lot 8, \$75,565, recorded document 2009-000611-0
 Total Cost: \$248,030

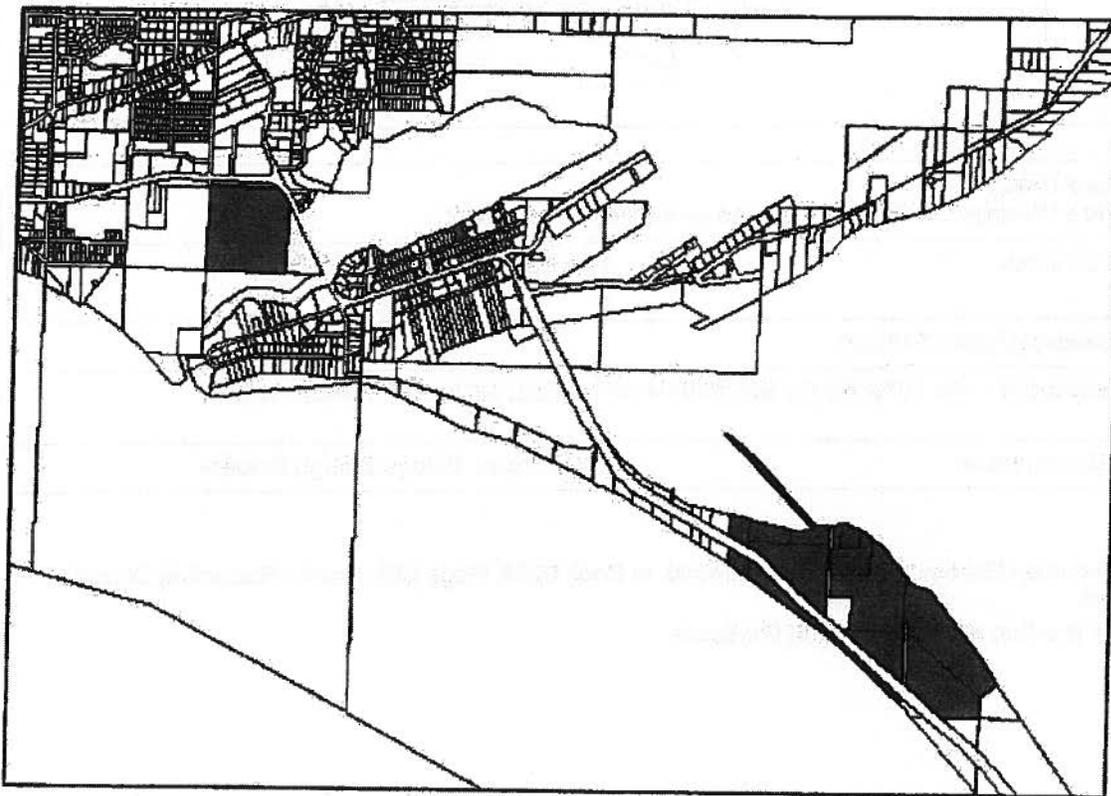
The northern lot line of these lots is bridge creek, and meanders as the creek meanders.

Finance Dept. Code:

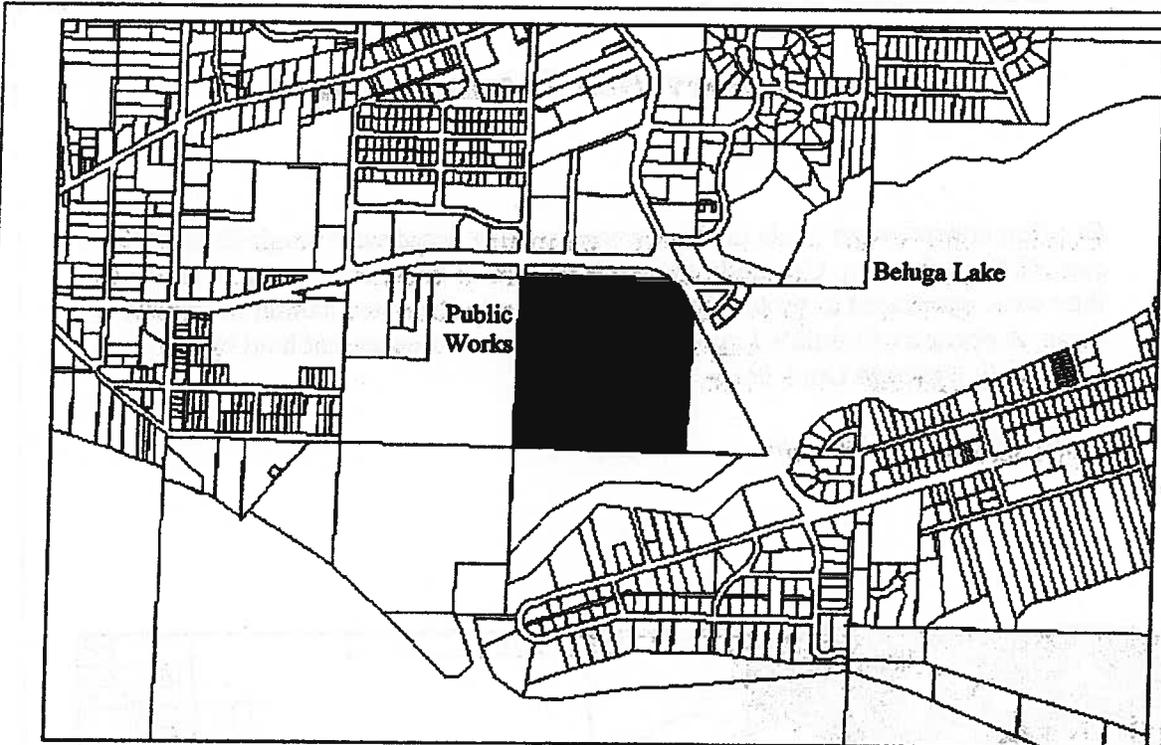
Homer Conservation Easement Lands

Existing conservation lands in Homer were mainly acquired through Exxon Valdez Oil Spill funding. Generally there are very strict easements on these lands as they were purchased to protect habitat, particularly shorebird habitat in sensitive areas. A portion of Louie's Lagoon has a conservation easement held by the Kachemak Heritage Land Trust.

Total acreage: 169.72 acres.



This section updated 1/14/2010



Designated Use:

Acquisition History: EVOS purchase and conservation easement.

Area: 39.24 acres

Parcel Number: 17714006

2009 Assessed Value: \$48,400

Legal Description: HM T06S R13W S20 NW1/4 SE1/4 EXC HOMER BY PASS RD

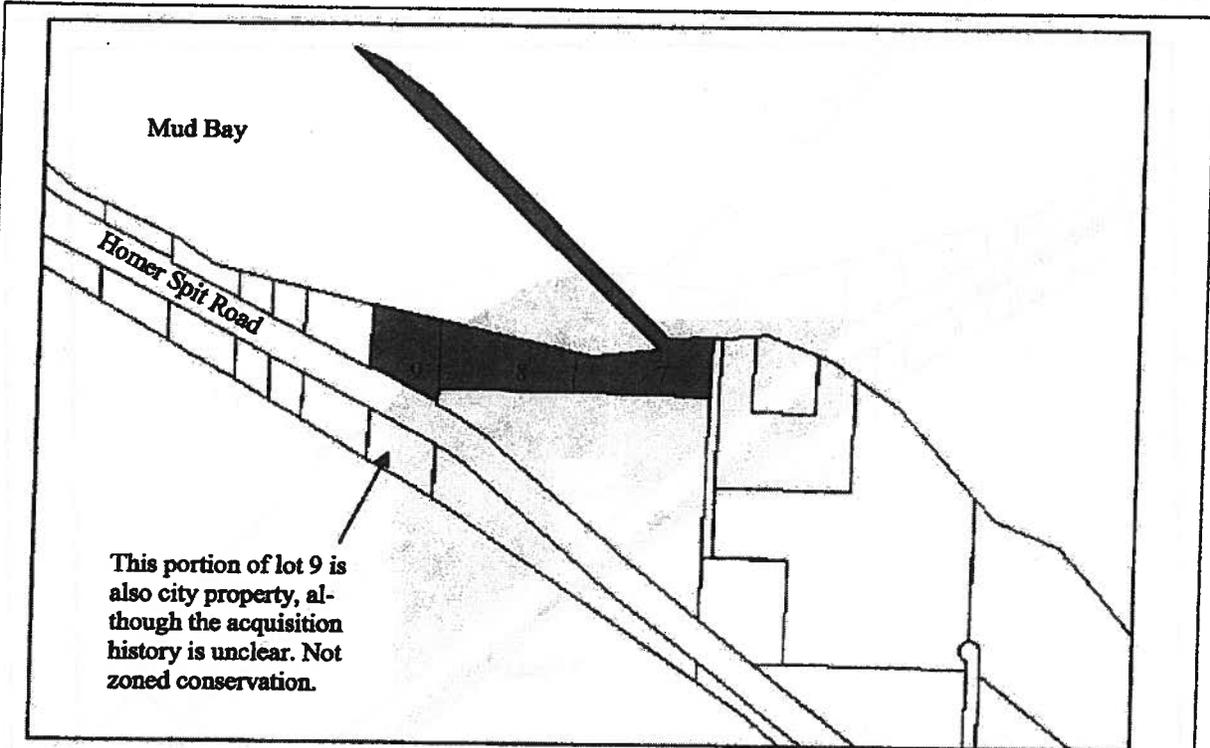
Zoning: Conservation

Wetlands: Beluga Slough Estuary

Notes:

- Conservation Easement document recoded in Book 0275, Page 243, Homer Recording District, 4/21/98.
- Parcel is within a FEMA-mapped floodplain.

Finance Dept. Code: 392.0013



Designated Use:

Acquisition History: EVOS purchase and conservation easement. Resolution 97-72 and 104.

Area: Lot 7: 7.1 acres
 Lot 8: 3.94 acres
 Lot 9: 3.00 acres
 Lot 9 S of Road: 2.16 acres

Parcel Number: 181020 02, 01, 18101023, 24

2009 Assessed Value: Lot 7: \$115,800 Lot 8: \$76,600 Lot 9: \$65,100 Lot 9S: \$10,300

Legal Description: HM T06S R13W S27 GOVT LOT 7 (east) and 8 (west)
 HM T06S R13W S28 THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD

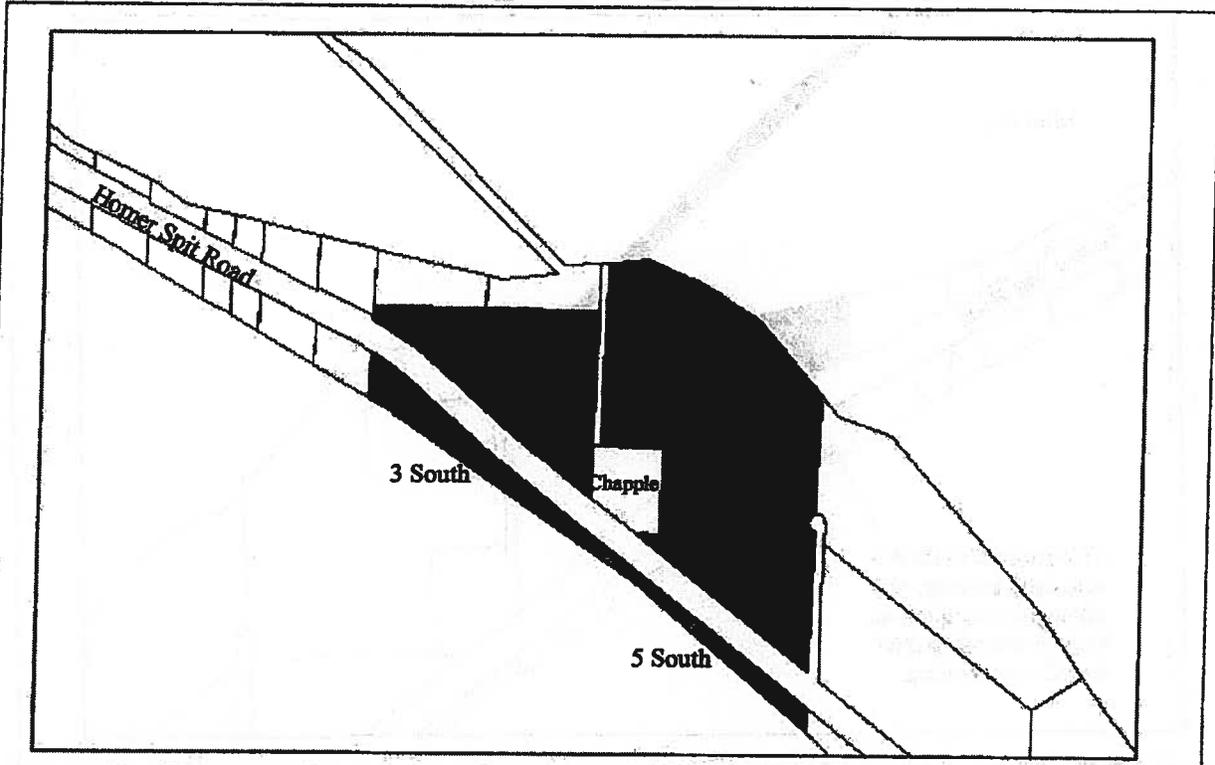
Zoning: Conservation—lots 7 and 8
 Open Space Recreation—Lot 9

Environment: State Critical Habitat Area below 17.4 ft. mean high tide line.

Notes:

- Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98.
- Parcels are within a FEMA-mapped flood hazard area.

Finance Dept. Code:



Designated Use:

Acquisition History: EVOS purchase and conservation easement.

Area: Total: 70.97 acres

Parcel Number: 18102 03, 04, 05, 06, 09, 10,14

2009 Assessed Value: Total: \$989,500

Legal Description: T 6S R 13W SEC 27 SEWARD MERIDIAN HM:

- 0630660 WALTER DUFOUR SUB LOT 1, 0630060 WALTER DUFOUR SUB TRACT A
- THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD
- THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD
- THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD
- PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY
- 0770055 WALTER DUFOUR SUB TRACT B TRACT B

Zoning: Conservation

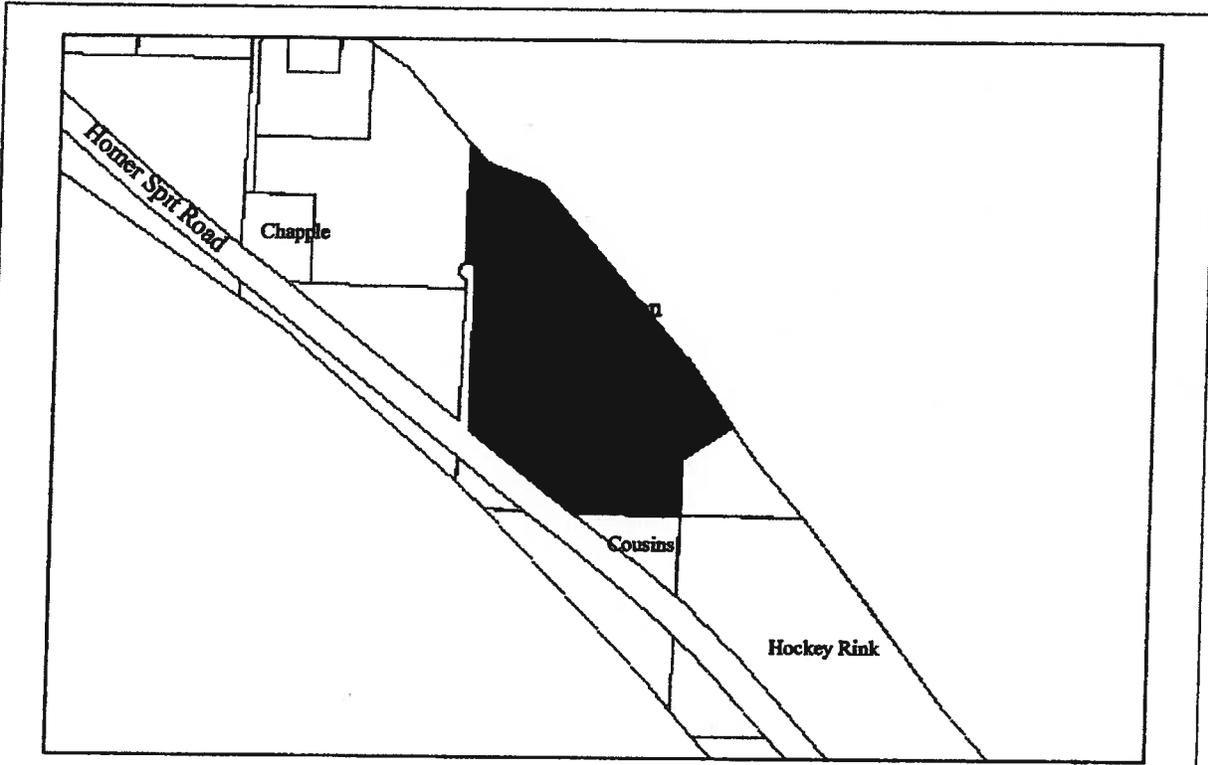
South side of lot 5 is zoned Marine Industrial, but development is restricted by the conservation easement.

Environment: State Critical Habitat Area below 17.4 ft. mean high tide line.

Notes:

- Conservation easement recorded in Book 0275, Page 222, Homer Recording District ,4/21/98.
- Deeded to the City on same date, Book 0275, Page 236, HRD.
- Parcels are within a FEMA-mapped flood hazard area.

Finance Dept. Code:



Designated Use:

Acquisition History: EVOS purchase and conservation easement.

Area: Total: 45.47 acres

Parcel Number: 181-020 - 18, 19

2009 Assessed Value: Total: \$747,300

Legal Description: HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-A
HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-B

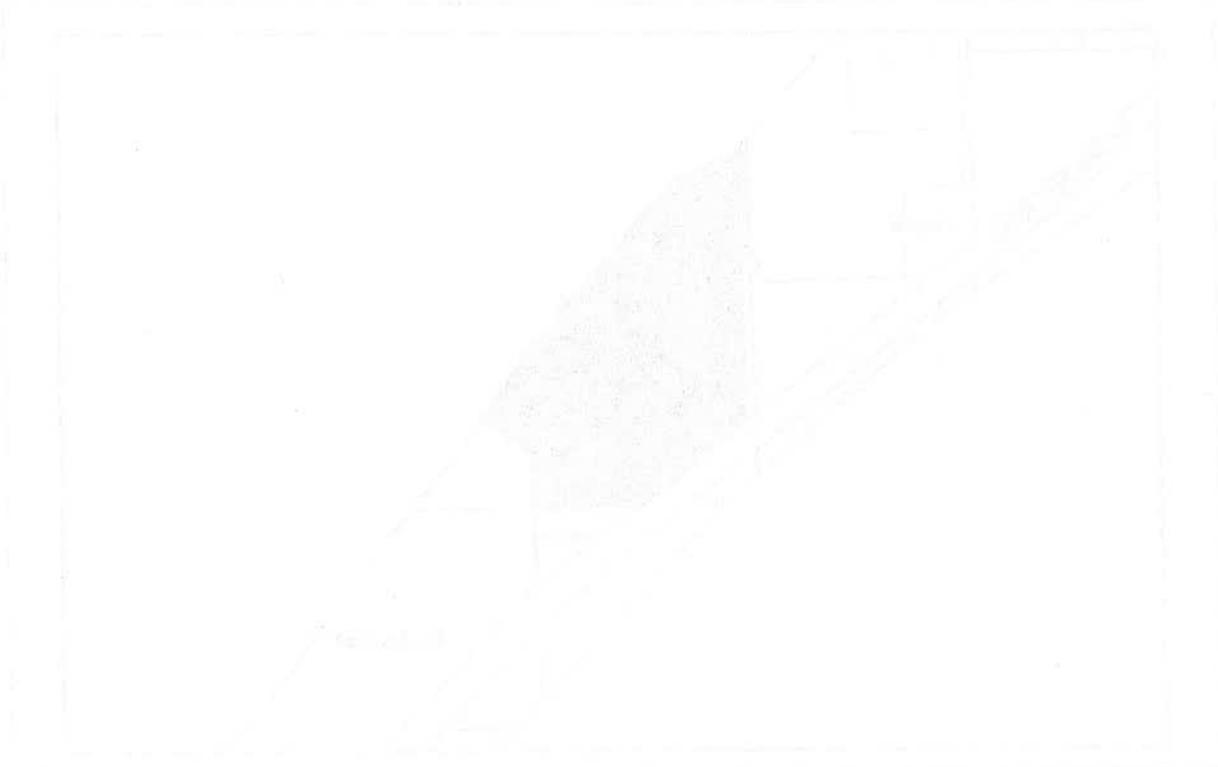
Zoning: Conservation

Environment: State Critical Habitat Area below 17.4 ft. mean high tide line.

Notes:

- Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98. This easement covers former Lot 6. See plat 2001-008.
- Conservation easement with Kachemak Heritage Land Trust on Lot 6B. Executed 10/4/02, document 2004-004843-0 HRD.
- Parcels are within a FEMA-mapped flood hazard area.

Finance Dept. Code:



Latitude	Longitude	Location
41° 30' N	74° 00' W	Albany
42° 30' N	74° 00' W	Schenectady
43° 30' N	74° 00' W	Catskill
44° 30' N	74° 00' W	Adirondack
45° 30' N	74° 00' W	North
46° 30' N	74° 00' W	West
47° 30' N	74° 00' W	South
48° 30' N	74° 00' W	East
49° 30' N	74° 00' W	Central
50° 30' N	74° 00' W	North
51° 30' N	74° 00' W	West
52° 30' N	74° 00' W	South
53° 30' N	74° 00' W	East
54° 30' N	74° 00' W	Central
55° 30' N	74° 00' W	North
56° 30' N	74° 00' W	West
57° 30' N	74° 00' W	South
58° 30' N	74° 00' W	East
59° 30' N	74° 00' W	Central
60° 30' N	74° 00' W	North
61° 30' N	74° 00' W	West
62° 30' N	74° 00' W	South
63° 30' N	74° 00' W	East
64° 30' N	74° 00' W	Central
65° 30' N	74° 00' W	North
66° 30' N	74° 00' W	West
67° 30' N	74° 00' W	South
68° 30' N	74° 00' W	East
69° 30' N	74° 00' W	Central
70° 30' N	74° 00' W	North
71° 30' N	74° 00' W	West
72° 30' N	74° 00' W	South
73° 30' N	74° 00' W	East
74° 30' N	74° 00' W	Central
75° 30' N	74° 00' W	North
76° 30' N	74° 00' W	West
77° 30' N	74° 00' W	South
78° 30' N	74° 00' W	East
79° 30' N	74° 00' W	Central
80° 30' N	74° 00' W	North
81° 30' N	74° 00' W	West
82° 30' N	74° 00' W	South
83° 30' N	74° 00' W	East
84° 30' N	74° 00' W	Central
85° 30' N	74° 00' W	North
86° 30' N	74° 00' W	West
87° 30' N	74° 00' W	South
88° 30' N	74° 00' W	East
89° 30' N	74° 00' W	Central
90° 30' N	74° 00' W	North

(Regarding local apprenticeship program)

Presentation to EDC

Question asked by many in our communities around the state.

- 1) What can we do to keep our graduating seniors and other young people in our communities and state after graduation, or keep them interested enough to graduate?
- 2) What can we do to stimulate economic growth in our communities across the state?

Possible answers to those questions.

One of the realities of today is the glamor and attractiveness of working at a resource job is waning as most young have been educated by computer, played computer games, communicate by computer and have watched many hours of TV and movies glorifying the big city, Hollywood, Music industry etc. The beauty of the media field is it can be applied, used, made money from any where on this digitally small planet. Even if you attend a film school and find you are not a Spielberg, Cameron or David Lynch. You take away from that experience a skill in computer or fabrication technologies, the arts or construction on and on, that can be applied in Architecture, Engineering, or any other of the media and trades areas. So a simple answer to the above is; create a Film/TV workforce/apprenticeship program in the high schools and rural areas. We have already put into place a state Film Office, and incentive program of 120 million dollars, a College accredited class @ UAF and now several small Film groups. But; this is not nearly enough to attract the attention of Hollywood and the independent media/music groups. We must at rapid pace increase what workforce, services and infrastructure we have in Alaska. At present we might have at any given time only 20 skilled persons of various trades to help on one film. If it is a film the size of; let us say 6 million dollars or more, you need 60 to 100 persons. So! If we have two or three projects of that size or bigger/smaller they will and can not happen. Sooo! What is the point of the incentive program or Film office? The media industry is smart enough to recognize this short coming and will keep shooting "Alaska" shows and looking else where until we can meet their needs and services.

Creating an apprenticeship/ workforce program in Homer works on multiple levels;

- *First; it gives our young people the impetus, self respect and desire to stay and learn.
- *Second; it teaches them valuable skills that will enable them to stay in Alaska
- *Thirdly; provides an economic engine for the community and Alaska spinning off countless small businesses and supporting our existing businesses.
- *Fourth; creates living wage jobs allowing them and others to contribute and grow the community
- *Lastly; maybe, they will have a blast working on all the cool and stimulating job possibilities in the Film, Television and Music areas.

180

The first part of the paper is devoted to the study of the asymptotic behavior of the solutions of the system of equations (1) as $t \rightarrow \infty$. It is shown that the solutions of this system tend to zero as $t \rightarrow \infty$ if and only if the matrix A is stable. The second part of the paper is devoted to the study of the asymptotic behavior of the solutions of the system of equations (2) as $t \rightarrow \infty$. It is shown that the solutions of this system tend to zero as $t \rightarrow \infty$ if and only if the matrix A is stable and the matrix B is positive definite.

The third part of the paper is devoted to the study of the asymptotic behavior of the solutions of the system of equations (3) as $t \rightarrow \infty$. It is shown that the solutions of this system tend to zero as $t \rightarrow \infty$ if and only if the matrix A is stable and the matrix B is positive definite. The fourth part of the paper is devoted to the study of the asymptotic behavior of the solutions of the system of equations (4) as $t \rightarrow \infty$. It is shown that the solutions of this system tend to zero as $t \rightarrow \infty$ if and only if the matrix A is stable and the matrix B is positive definite. The fifth part of the paper is devoted to the study of the asymptotic behavior of the solutions of the system of equations (5) as $t \rightarrow \infty$. It is shown that the solutions of this system tend to zero as $t \rightarrow \infty$ if and only if the matrix A is stable and the matrix B is positive definite. The sixth part of the paper is devoted to the study of the asymptotic behavior of the solutions of the system of equations (6) as $t \rightarrow \infty$. It is shown that the solutions of this system tend to zero as $t \rightarrow \infty$ if and only if the matrix A is stable and the matrix B is positive definite. The seventh part of the paper is devoted to the study of the asymptotic behavior of the solutions of the system of equations (7) as $t \rightarrow \infty$. It is shown that the solutions of this system tend to zero as $t \rightarrow \infty$ if and only if the matrix A is stable and the matrix B is positive definite. The eighth part of the paper is devoted to the study of the asymptotic behavior of the solutions of the system of equations (8) as $t \rightarrow \infty$. It is shown that the solutions of this system tend to zero as $t \rightarrow \infty$ if and only if the matrix A is stable and the matrix B is positive definite. The ninth part of the paper is devoted to the study of the asymptotic behavior of the solutions of the system of equations (9) as $t \rightarrow \infty$. It is shown that the solutions of this system tend to zero as $t \rightarrow \infty$ if and only if the matrix A is stable and the matrix B is positive definite. The tenth part of the paper is devoted to the study of the asymptotic behavior of the solutions of the system of equations (10) as $t \rightarrow \infty$. It is shown that the solutions of this system tend to zero as $t \rightarrow \infty$ if and only if the matrix A is stable and the matrix B is positive definite.

**A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
CREATING AN AGRICULTURAL FREE ENTERPRIZE ZONE.**

WHEREAS, The original foundation of civilization is agricultural development.

WHEREAS, Food production is necessary to sustain human population and,

WHEREAS, The greater proportion of our food is produced and imported by ship and by road from out of state, and,

WHEREAS, The cost of transport and importation of foodstuffs are increasing rapidly and,

WHEREAS, The local production of farm produce and livestock greatly enhance the sustainability and security of our resident population and,

WHEREAS, An economic incentive may have the effect of increased local employment and food production and,

WHEREAS, A tax levied on local agriculture is regressive in nature, counter to the greater security, sustainability and self sufficiency of the local population in the event of natural disaster, economic disruption, or transportation delay.

NOW, THEREFORE, BE IT RESOLVED that all Fish, Farm, Livestock and Agricultural Produce grown, harvested, processed, butchered and sold within the Kenai Peninsula Borough shall be exempt from any form of taxation.

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes the need for transparency and accountability in financial reporting.

2. The second part of the document outlines the various methods and techniques used to collect and analyze data. It includes a detailed description of the experimental procedures and the statistical tools employed.

3. The third part of the document presents the results of the study, showing the trends and patterns observed in the data. It includes several tables and graphs to illustrate the findings.

4. The fourth part of the document discusses the implications of the results and provides recommendations for future research. It highlights the areas that need further exploration and the potential applications of the findings.

5. The final part of the document is a conclusion that summarizes the key points of the study and reiterates the importance of the research.

Anne Marie Holen

From: Rep. Paul Seaton [Representative_Paul_Seaton@legis.state.ak.us]
Sent: Monday, March 01, 2010 11:15 AM
To: Rep. Paul Seaton; Mary Jane Shows
Subject: March 01, 2010 Newsletter

March 1, 2010
Second Session of 26th Alaska Legislature

From the desk of
Rep. Paul Seaton

Volume 88
Contact Information – (907) 465-2689
Toll Free: (800) 665-2689
Fax: (907) 235-4008
Website: <http://www.RepPaulSeaton.com>
Email: Rep.Paul.Seaton@Legis.state.ak.us

*******Coming Home:** I am looking forward to traveling back to the district on March 3rd – 7th. Please stop by **the Seward Legislative Information Office (LIO), 302 Railway Street Suite 107, Thursday morning March 4th from 8:00 AM – 10:00 AM** for coffee and talking politics. On March 5th there will be an open house at the **Homer LIO, 345 W. Sterling Hwy suite 102, from 11:00 Am – 1:00 PM.**

Greetings from Juneau on this 39th day of the legislative session. It is back to wet and drizzly weather. I hope to see many of you in person this week when I am back in the District while the legislature is essentially on hold for “Energy Council” break. A large number of members are going to be in Washington DC so we will not have quorums for committee hearings.

It is a real relief that we have finalized all four of the operating budget subcommittees on which I served; Education, Law, Environmental Conservation, and Commerce and Communities and Economic Development. Scheduling all those weekly meetings on top of the regular committees had left both kinds of committees short on members multiple times. We will really need to change procedures if the legislature intends to stay with a 90 day session.

This next week we will be tackling the situation Alaska is in with the recent US Supreme Court ruling allowing corporations and unions to make direct expenditures in political elections. We had not required either disclosure of financing or disclaimers on ads because those expenditures were prohibited. We need to look at responsibility and accountability because of the court ruling. LLC’s might have less liability for knowingly providing false information, hence the title: Limited Liability Corporation, than would be the legal liability for an individual. We have no State laws prohibiting foreign national participation as we have counted on the federal law for individuals and no corporation could participate. I and others

have introduced legislation to deal with these problems and the State Affairs Committee of which I am Vice-Chair will be using a committee bill to draw all these issues together.

This past week I was pleased to visit with Lydia Peterson, James Logan, John Treese, Lynn Hohl, Alan McCarty, Stanley Jones, John French all from Seward; John Velsko, Sharon Howerton-Clark, Tina Day and Jessica Eller of Homer; along with Nancy Radkey of Nanwalek. ✓

Committees

Education

This week we continued our work on **HB 297**, the Governor's Performance Scholarship. This bill establishes a scholarship for students who meet certain academic criteria to attend a qualified Alaska university or vocational-technical school. Amendments to the bill were voted on, with a number of them tabled by the committee for further consideration today. The amendments may be viewed at ✓

http://www.legis.state.ak.us/basis/get_documents.asp?session=26&bill=HB297

Amendment number one establishes a need-based component for those students with high academic scores, but whose financial situation may prevent them from attending college or a vocational school. Our goal with this legislation is to reform education in Alaska so that all high-schools in Alaska are offering the rigorous curriculum required by the scholarship. It is also a goal to increase college participation rates. A need-based component is vital to increasing college participation.

Today we will also hear **HB 360** which requires school districts in Alaska to provide information on students who drop out of schools in the district to the Alaska Military Youth Academy. We will also hear **HB 206**, legislation aimed at drop-out prevention.

Wednesday we will take testimony on **HB 347**, allowing teachers and other employees to take up to 10 days of unpaid leave from work if their spouse is in active duty military in a combat zone and home on leave. We will also hear **HB 350** which modifies the required local contribution for education formula.

EDUCATION COMMITTEE LEGISLATION

HB 206 creates relevancy in the last year or years of high-school by allowing a student who has passed the exit exam to take college courses, and to improve their career assessment scores. **HB 206** modifies the student count period to create a financial incentive for school districts to retain students beyond the current 20-day period in October, by implementing an 80-day count period. A new work-draft of **HB 206** is posted on the House Education Committee web-site at <http://www.housemajority.org/spon.php?id=26hb206-326>. The new work-draft is posted as a link on the right of the page. **HB 206** will be heard Monday in House Education Committee.

Resources

Last week we heard and passed **HB 217** imposing a lower tax rate on gas used for in-state manufacturing. I am concerned about the fiscal implications of taxing gas used for in-state

manufacturing at the 5% net tax established in HB 217, and voted against moving it from committee. We also heard **HJR 40** opposing the critical habitat designation in Cook Inlet and Kachemak Bay for Beluga whales, and requesting that the National Marine Fisheries Service perform more economic analysis before finalizing a critical habitat designation. I gave a report of “no recommendation” on the resolution, as opposed to reporting “do” or “do not” pass. I have concerns about the large size of the critical habitat listing for Cook Inlet Belugas and the duplication of federal critical habitat over state critical habitat in Kachemak Bay. I will be drafting a letter to submit to NOAA during the public comment period. Members of the public interested in submitting written comment have until March 3rd. Comments should be submitted to Kaja Brix, Assistant Regional Administrator, Protected Resources, Alaska Region, NMFS ATTN: Ellen Sebastian. Comments should be in reference to RIN 0648-AX50

This week we will discuss **HB 369**. This bill combines the Alaska Natural Gas Development Authority and the In-state Gasline Coordinator with the Department of Transportation and Public Facilities and the Alaska Railroad Corporation to create a Joint In-state Gasline Development Team within the Office of the Governor. The Development Team is to ensure the in-state gasline is construction ready by July 1, 2011 with gas flowing by 2015. We will also hear **SJR 22** a resolution requesting the Upper Cook Inlet Driftnetters Association and Herbert T. Jenson to drop their lawsuits against the United States Secretary of Commerce requesting federal preemption of salmon fishery management in the Cook Inlet salmon fishery.

Health and Social Services

Last week the following bills were heard and held for further discussion. **HB 265** provided for a two-year funding cycle for medical assistance coverage for dentures. **HB 309** prohibits Insurance Companies from setting a minimum age for dental coverage and allow for them to establish a maximum age for dependent coverage. It also prohibits Insurance Companies from establishing fees for services a dentist performs that is not covered by the insurers. **HB 188** dealing with taxing moist smokeless tobacco was brought up again this year for discussion. The committee has some concerns regarding taxation of specific lightweight items, therefore HB 188 was held. **HB 259** would make it necessary for an individual to pass a drug and/or alcohol test to be eligible for Adult Public Assistance, if there is cause for suspicion. **HB 89** repeals the governor's committee on employment of people with disabilities and creates the state vocational rehabilitation committee. This bill was moved out of HSS committee and will be heard next in House Finance.

The next HSS meeting will be March 9, 2010.

State Affairs

HB 291 puts a general obligation pledge on the 2012 general ballot to authorize the state to sell up to \$600 million in tax exempt bonds to fund the Alaska Housing Finance Corporation (AHFC) loan program for Alaska veterans. Under federal law a state can sell bonds and receive tax exempt status from the IRS. This allows AHFC to receive a lower interest rate on bonds, the savings can then pass on to the borrower. The borrower must be a veteran who has been in active duty no less than 25 years ago, and an Alaska resident. The veteran's loan program has been in place for many years and according to Standard and Poor has one of the lowest delinquency rates of any fund of its kind.

On Thursday we heard the resumes and accomplishments of the Governor's four appointees and forwarded them for consideration by the full Legislature in a joint session.

Last Thursday we also heard and moved **HB 289**, legislation that amends the Executive Ethics Act. Under HB 289 a public officer cannot use state funds or aircraft for a partisan political purpose. Family members are permitted to travel with the public officer if their attendance is of benefit to the State or if full amount of travel is reimbursed. HB 289 also allows legal fees to be paid by the state for defense of a public official if the official has been exonerated in that case. HB 289 was moved on to the Judiciary Committee.

This week we will hear HB 409 on Tuesday (see write up below) and no meeting is scheduled for Thursday .

HB 409/ HB 401 – Independent Political Expenditures: I have introduced HB 401 in response to the U.S. Supreme Court "Citizen's United" decision allowing corporations and labor unions to spend independently on political campaigns. The House State Affairs committee has also introduced a similar bill, HB409. We will likely move forward with the committee bill as the most appropriate vehicle for putting sidebars on independent expenditures by corporations and labor unions, so watch for HB409 to address these concerns. Because Alaska did not previously allow corporations and labor unions to engage in independent political expenditures we lack similar disclosure and reporting requirements for corporations and labor unions like we have for candidates and groups.

HB 409 requires a corporation or labor union to report an expenditure to the Alaska Public Offices Commission (APOC) within three days of making it. The corporation or labor union has to report to APOC the same information and on the same schedule as candidates and groups, several times during an election year. The principal officer has to sign an affidavit in writing stating that the officer has reviewed the communication, approves it, and that it is not defamatory in nature. An individual within the corporation or union needs to take personal responsibility for the words and actions of the organization and avoid defamatory statements.

Under HB 409 all communications (i.e. television, radio, direct mail) made by corporations and labor unions are required to disclose the organization paying for the advertisement, their address, the top five contributors to that corporation/ labor union, a statement from the principal officer approving the communication, and a clear statement that the communication is not authorized by any candidate. HB 409 will be heard on Tuesday in House State Affairs at 8am.

Restructuring Required Local Effort, HB 350, equalizing all municipalities required contribution toward education funding to the equivalent of a 2.7 mil rate, was heard for the second time in the Education Committee and public testimony was taken. HB 350 will be heard for the third time in the House Education Committee on Wednesday, March 3rd.

Operating Budget & Finance Subcommittee Summary

Testimony on the Mental Health operating budget for Kenai Peninsula will be held on March 3rd from 4:15PM – 5:00PM in House Finance.

Closeouts for finance subcommittees have commenced. Since the beginning of session we have been meeting in the subcommittees and analyzing the specifics of the department's individual budgets. This has been a laborious process of evenings and early morning meetings.

The Legislature is making an attempt this year to stem the growth in State government and very few increases to budgets have been considered without corresponding cuts.

Department of Commerce Community and Economic Development

(DCCED) has a variety of responsibilities including administering grants to communities, promoting Alaska products (tourism and seafood, for example), professional and business licensing, banking and insurance regulation in the state of Alaska. The subcommittee discussed eliminating the office of economic development because of the frustrations with the sub-standard results in growing economic development in Alaska. Although the committee did not move forward with a cut, the department has been put on notice to show concrete steps they have taken in the coming year to develop Alaska's economy. The budget was passed on to the full finance committee on Monday.

Department of Environmental Conservation (DEC)

The DEC budget which includes Air Quality, Environmental Health, Water Quality, Oil Spill Prevention and Response was passed out of subcommittee on Thursday morning for consideration by the full finance committee. I offered an amendment that was accepted for a new position to perform water quality permitting and testing for new shellfish farms. Without this position new farms and new economic development they provide in coastal Alaska would not be possible.

Department of Education and Early Development (DEED)

The Education budget closeout was held Wednesday. DEED has a large budget as all State funding to school districts is funneled through the Department. Fifty-five million dollars will be distributed to school districts through the foundation formula this year. This includes a \$100 per child increase from last year and the phase-in of the Area Cost Differential, as established in legislation in 2008. The remainder of the DEED budget covers administration and coordination of school districts, State Libraries and Museums. The governor is requesting three new state wide positions to help coordinate curriculum in math, reading and science. I am supportive of these positions and see the need; however the committee scrutinized this increment and decided to fund it as a one time only grant so the legislature could analyze the effectiveness of the positions next year. The governor also asked for \$200,000 for Best Beginnings, an early learning program, which was approved by the committee.

Bits and Pieces

Jennifer's Activities

This week I've been studying **HB 289** which pertains to executive ethics. It establishes standards for the reimbursement of legal fees and costs for executive branch employees accused of ethical violations. Such employees must first be exonerated of the charges in order to obtain reimbursement. It also sets standards for the payment of travel expenses for the families of the Governor and Lieutenant Governor. Notably, reimbursements are limited to charges filed after the effective date of the Act and require that attorney fees be reasonable. The rules have been carefully drafted to limit the circumstances under which travel costs can be recovered by the Governor and Lieutenant Governor's family members.

READ ACROSS AMERICA DAY/HAPPY BIRTHDAY, DR. SUESS

Read Across America is an annual reading motivation and awareness program developed by the National Education Association that calls for every child in every community in America to celebrate reading on March 2, the birthday of beloved children's author Dr. Seuss. If you can't make it to a Read Across America event in your community, be sure to read a Dr. Seuss book to a child to celebrate the birthday of the author who gave us "Green Eggs and Ham", and "The Cat in the Hat".

Bilingual/Multicultural Conference Slated for April in Anchorage

The Bilingual Multicultural Education/Equity Conference 2010 will take place in Anchorage on April 21, 22 and 23. The theme is Culture, Standards and the Art of Education. Registration, the agenda, and titles of workshops are available at www.BMEEC.net.

Keynote speakers include Jana Echevarria, principal author of "Making Content Comprehensible"; Phyllis Carlson, Alaska's Director of Rural Education; Dr. Kerry Wong, professor in the Hawai'inuiäkea School of Hawaiian Knowledge; and Nita Reardon and Bev Williams presenting the Yupik arts and literacy project.

Continuing education credit is available to attendees. Contact Patricia.Adkisson@alaska.gov for conference information.

Math-in-CTE Program Seeks Alaska Teacher Teams

Over the next year, **secondary and postsecondary construction, health careers, and math teachers** will have the opportunity to participate in a Math-in-CTE program facilitated by the National Research Center for Career and Technical Education, in partnership with the University of Alaska Anchorage and the Alaska Department of Education & Early Development.

Math-in-CTE professional development trains math and CTE teacher teams to work collaboratively to enhance the math that exists naturally in the CTE curriculum. This model has been shown to significantly increase students' achievement on standardized math tests, while maintaining their technical skill achievement.

The goal is to build a diverse cohort of math, construction, and health careers teacher teams distributed geographically across Alaska who will implement this model of CTE and math integration in their classrooms.

The project is **now taking applications** for 20 teacher teams (40 teachers) to participate in the first year. EED will support 10 teams (one team per district, 20 teachers total); districts are encouraged to sponsor additional teams. This is an appropriate and allowable use of Perkins funds.

[Download application packet here.](#) The application deadline is March 19. Questions? Contact Sally Spieker at UAA (sally.spieker@uaa.alaska.edu) or Marcia Olson at EED (marcia.olson@alaska.gov).

For more information on the Math-In-CTE model, visit the [NRCCTE website](#).

Census in the Schools Program Offers Free Curriculum

The U.S. Census is offering a Census in the Schools program. It contains free optional lesson plans on subjects related to the census, ranging from math to social studies, for K-12 students.

The materials, created by Scholastic Inc., are available at <http://www.census.gov/schools>.

U.S. House Committee Seeks Comments on Reshaping NCLB

Democratic and Republican leaders of the U.S. House of Representatives' Committee on Education and Labor have announced plans for a bipartisan reform of the Elementary and Secondary Education Act, generally known as No Child Left Behind.

Stakeholders can send comments on reauthorization to the committee at ESEAcomments@mail.house.gov. The deadline for comments is March 26. See <http://edlabor.house.gov/newsroom/2010/02/lawmakers-announce-plan-for-a.shtml>.

Feds Offers grants for Models of Arts Education

Applications for federal grants for the Arts in Education Model Development and Dissemination Program are due by March 16.

These models must demonstrate effectiveness in: integrating into and strengthening arts in the core elementary and middle school curricula; strengthening arts instruction in those grades; and improving students' academic performance, including their skills in creating, performing, and responding to the arts. See <http://www2.ed.gov/programs/artsedmodel/>.

Lilly Pharmaceuticals has adjusted its eligibility for their patient assistance programs in Alaska. As an example, the new yearly eligible income limit for a family of two corresponds to approximately \$44,000. If your income has changed or you believe you may qualify you may visit www.lilly.com/responsibility/programs to find more program information.

Rural Energy for America

The USDA Rural Development State Office in Palmer is currently accepting applications for the Rural Energy for America Program (REAP). It is anticipated that the deadline could be as early as April 1. Therefore the USDA advises all those who are interested in applying for this year's funding to start the application process soon.

Under this program agriculture producers and small businesses can obtain grants and guaranteed loans for energy efficiency and renewable energy projects. Examples of eligible projects include but are not limited to the following:

- Refrigeration and storage efficiency upgrades on fishing vessels
- Refrigeration and storage efficiency in processing facilities
- Pellet production from woody biomass resource
- Development of large wind farms
- Installation of small wind turbines to offset business energy cost
- Geothermal facility heating

- Development of hydroelectric energy production
- Installing building envelope to lower energy cost

Please contact the Rural Development State Office to request an application template. They will be able to provide all application materials via email to those wishing to apply. The office strongly encourages those applying to submit rough drafts as soon as possible. Having an application submitted well in advance of the deadline (at least 2-3 weeks) will allow the office staff adequate time to review and comment on your rough draft.

This year the USDA National Office has decided to allocate most of the agency's program funding to the state offices. As a result, Alaska's allocation has greatly increased and the Rural Development State Office anticipates funding a substantial number of projects in 2010. As a point of reference, last year they received 21 applications and funded 9. The average award was \$17,000 which constitutes over \$600,000 of energy efficiency and renewable energy development in the state. This year the agency will disperse over \$99 million through the program.

Under the Rural Energy for America Program (REAP) the USDA can fund up to 25% of your project with grant funds. If you later decide to include loans, the agency can cover up to 75% (25% grant, 50% guaranteed loan) under the REAP. Alternatively, USDA could potentially support 100% of your project if they couple the REAP with our Business and Industry Loan Guarantee program. (E.g., 75% B&I guaranteed loan and a 25% REAP grant).

Rural Business Enterprise Grants Available

The USDA Rural Development Office in Palmer would like to announce that funding is now available under the Rural Business Enterprise Grant (RBEG) Program for Fiscal Year 2010.

The primary purpose of the RBEG is to support the development of small and emerging private business enterprises in rural areas (less than 50,000 population). However, non-profits based in Anchorage or Fairbanks can still apply for funding as long as proposed activities support small business development in rural areas.

Those who would like to submit an application for these funds should have their submissions into this office by close of business on April 15, 2010.

Energy Efficiency:

Grants \$1,500-\$250,000

Loan guarantees are up to \$25,000,000

Renewable Energy:

Grants \$2,500-\$500,000

Loan guarantees are up to \$25,000,000

Please direct all questions and submit all applications (including rough drafts) to the State Office at:

USDA Rural Development
 Attention: Chad Stovall
 800 West Evergreen, Suite 201
 Palmer, AK 99645

*Local citizen
 Taz Tally is
 pursuing one of these
 grants in collaboration
 w/KPEDD*

Phone: (907) 761-7718

Fax: (907) 761-7793

Attention Seniors don't forget that the Department of Motor Vehicle has **FREE SERVICES FOR SENIORS**. At age 60 you get a free identification card and at age 66 you may register one vehicle for free. (\$2 if IM required)

Applications Wanted for Teaching Artist Roster

Applications for inclusion on the Alaskan Teaching Artist Roster for the Artist in Schools (AIS) residency program are being accepted. The AIS residency program is the most visible program of the Arts in Education section of the Alaska State Council on the Arts.

The program places professional teaching artists in schools for residencies for a minimum of two weeks. Visual, performing, literary and Native artists are eligible to apply.

The teaching artists are not only excellent artists but also have a good understanding of how to teach their art form to students and teachers. A major component of the program is the ability to inspire students and teachers to continue the work beyond the residency.

See <http://www.eed.state.ak.us/aksca/> under Arts in Education. The deadline is March 1, either postmarked or delivered.

For more information call Ruth Glenn, Arts in Education Director, at 907-269-6682.

Following Bills

All bills can be accessed through the state's Bill Action and Status Inquiry System (BASIS). You can see what committee a bill is in, when it will be heard, how committee members voted, and much more. You can view all bills relating to your specific areas of interest by selecting "Subject Summary" from the menu on the right. You can access BASIS through the link below, or by doing a search for "BASIS Alaska" <http://www.legis.state.ak.us/basis/start.asp>

Live on the Web

Most committee hearings can be seen and heard on Gavel-to-Gavel, which is broadcast on both local access TV and on the Internet. You can also access online archives from their website. <http://www.ktoo.org/gavel/schedule.cfm>

If you would like to speak to me regarding a specific issue, it is helpful to first get in touch with the member of my staff handling related issues. You can click on their email address to send them a note, or give us a call at the office. Please provide your full name, address and phone number on any correspondence with the office. Your time and effort are much appreciated and will help us better serve you.

Contact Us

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Decline in drilling 2007 to 2009 causing worries

Final figures for 2009 from the Alaska Oil and Gas Conservation Commission show a broad decline in new oil and gas wells drilled since 2007. Groups pushing for changes to the state's petroleum production tax cite the decline as at least a partial result of the high state tax. The data shows 185 wells drilled in 2007, 172 wells drilled in 2008 and 162 wells drilled in 2009. The AOGCC information includes all types of oil and gas wells. The drilling of new wells in producing fields is a key strategy in adding reserves to the fields and slowing their natural decline.

In other information provided to state legislators in hearings Feb. 16, the Department of Revenue said the decline of production from the North Slope has been 4.8 percent in the last 10 years and that the two largest fields,

Prudhoe Bay and Kuparuk, still provide about 67 percent of total North Slope production. The department said the decline rate is expected to flatten to about 3.6 percent over the long term.

The department told members of the Senate Finance Committee that it believes 5.3 billion barrels of oil can be recovered from existing development, not including heavy oil, offshore or places now off-limits, like the Arctic National Wildlife Refuge.

- Continued on page 2

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- Health professional shortage Pg.. 3
- 2010 construction, down a bit Pg. 3
- More ore at Kensington, Pebble Pg. 7

Resources Supplement now published separately.

Green groups file appeal of new Red Dog Mine project

It was expected, but conservation groups filed an appeal of the U.S. Environmental Protection Agency's approval of a new discharge permit for the Red Dog lead and zinc mine, which would allow Teck Alaska to proceed with a new mine pit for Red Dog. The appeal was made to the EPA's Environmental Appeals Board. There's no timetable for the

appeals board in making decisions, but most are resolved within 6 months. That could be dicey for Red Dog, however, as Teck has to have construction on the new pit underway this summer so mining can begin next year. The existing ore pit will be largely depleted by then and access to the new pit is needed to sustain production at the mine.

Bradners' ALASKA ECONOMIC REPORT: Published by Mike & Tim Bradner 3037 South Circle, Anchorage, Ak - 99507 - Ph: (907) 345-6068 Fx: (907) 345-5683 Email akecon@gmail.com

General Business:

UA president candidates on tour

Candidates for replacement of University of Alaska President Mark Hamilton are to visit campuses of the university in March. Nine semi-finalists have been selected. Hamilton announced last summer that he would resign.

Public officer compensation: The Alaska Officer Compensation Commission says that the governor and some department heads are due for a raise. Last year, the commission gave a raise to legislators and department heads but then-Gov. Sarah Palin turned down an increase, which kept the governor's pay unchanged at \$125,000 a year. The commission recently discussed the increases and heard from experts but made no recommendations. The commission members agreed the governor needs a raise. The governor used to be one of the highest paid in the nation but earns less than 170 other state employees, including some of members of the cabinet. The commission is scheduled to issue preliminary recommendations on raises by Nov. 15.

In its annual report on Alaska hire and purchasing BP said it spent \$2.4 billion in its Alaska operations in 2008. Of that, \$2.025 billion, or 82 percent, was spent with Alaskan firms or companies with substantial operations in the state. The 2008 data is the latest that BP has available.

North Slope drilling is down (Cont.)

- Continued from page 1

Heavy oil resources are potentially huge, totalling 20 billion to 35 billion barrels of oil in the reservoir rock, but only a small part of this can be technically or economically produced, perhaps 2 percent to 15 percent of the total heavy oil resource. BP has a pilot heavy oil production project planned for this year.

ConocoPhillips' president is killed

ConocoPhillips' Alaska president Jim Bowles was killed in an avalanche Feb. 13 while snowmobiling near Anchorage, Alaska state police reported. Another ConocoPhillips employee, Alan Gage, was with Bowles and was also caught in the avalanche and is still missing. Bowles was with a group of 12 snowmobilers in the Chugach Mountains south of Anchorage. His body was recovered by the late afternoon, the police report said. Avalanche conditions have been very hazardous in the mountains since recent heavy snowfalls in the Anchorage area. Bowles, 57, has headed ConocoPhillips' Alaska operations since 2004. Gage was a member of the company's capital projects team.

The death comes at a critical time for the company's Alaska operations. ConocoPhillips is one of the three major North Slope oil producers, and operator of the Kuparuk River and Alpine oil fields. Bowles has been overseeing ConocoPhillips efforts to develop several small oil deposits in the National Petroleum Reserve, and has been dealing with troublesome federal permit issues including a recent rejection by the U.S. Army Corps of Engineers on a key permit for the CD-5 project near the Alpine field, which is within the NPR-A.

Bowles was also directing ConocoPhillips' preparations to explore Outer Continental Shelf leases in 2012 in the highly-prospective Chukchi Sea. Under Bowles' direction ConocoPhillips was also taking the lead among North Slope producers in seeking changes in Alaska's oil and gas production tax, which he argued is impeding development of new Alaska oil reserves. The state Legislature is now considering changes to the production tax.

Recruiting and turnover

Vacancies in health professions an increasing concern

Health care is a bright star in the state's economy, with employment rising (29,000 from 2007 to November, 2009) but health providers in the state are facing serious recruiting challenges, and turnover is high. Vacancies in skilled health care positions is a factor driving up Alaska medical costs. A Division of Insurance study now underway shows costs for many medical procedures to be 50 percent to 100 percent higher in Alaska than in the Pacific Northwest.

The latest data from the Dept. of Health and Social Services shows 11.6 percent unfilled physician positions just among institutions (hospitals, public health clinics tribal health consortiums, etc.) and the vacant position ratio gets to 23 percent in tribal health consortiums serving rural communities. Vacant positions for certain other key health professionals are as sobering: 16.4 percent statewide for psychiatrists, 25.5 percent for public health nurses, 15.9 percent for physician assistants and 16.5 percent for physical therapists. The period a position is vacant is increasing also, averaging 17.8 month compared to 6 months a few years ago. Turnover is averaging a third a year among key professions.

The total numbers of medical professionals are increasing but not enough to keep up with rising population, and particularly the population of elderly. Between 2007 and 2009 the state's population increased about 1 percent but the elderly population increased 10 percent, the Dept. of Health and Social Services data show. There were increases among 11 critical health professions but a decline in one (psychologists, down 4 percent). The number of physicians increased 2 percent over the two-year period, not enough to keep up with the elderly growth. There were regional disparities: The Anchorage-Matanuska Susitna regions were the only areas to gain health professionals over the two years; all other areas lost professionals.

Construction declines, but not as much as expected

Alaska construction is expected to total about \$7 billion in 2010, 3 percent down from 2009, according to a Institute of Social and Economic Research survey of industry prospects. The drop is less than expected, but it's a volatile year and the estimate is just that, an estimate. Things could change. One industry segment likely to change in 2010 is public construction, at \$2.6 billion in 2010, down 5 percent.

However, a substantial amount of federal stimulus money will be flowing into the state during the year. This has been extremely tough to quantify except for stimulus money spent on transportation, on which the state DOTPF has a good handle. We're told that the bulk of the federal money for Alaska will be showing up in 2010 and a lot of it will eventually be reflected in construction. The state may also have a heftier capital budget than was assumed in the estimate, given the state's revenue surplus.

Business Intelligence

Anchorage retails its good bond ratings; rating agencies cite management

Anchorage will maintain its AA rating for long-term debt and also got a top rating of SP1+ for short-term notes from Standard and Poor's. The bond rating firm noted that the city is being well managed now and had a good fund balance in December 2008, at the end of former Mayor Mark Begich's administration. There has been much controversy about the accuracy of financial information supplied by Begich's administration and the Anchorage Assembly is considering whether to order an independent audit. Begich's office welcomed Standard and Poor's announcement and said that the AA bond rating was "further proof of the professionalism and integrity of the information provided by the Begich administration."

TOURISM LEADERS OPTIMISTIC ABOUT 2010, BUT FEW OTHERS ARE: State tourism leaders are optimistic for the 2010 season and say consumer confidence is back and they expect this year to be better than last. The Anchorage Convention and Visitors Bureau said many of its members are already selling summer business at a better pace than year ago. But no one is sure whether independent travelers would come in sufficient numbers to fill up the gap created by the absence of some 100,000 fewer cruise travelers. Industry observers, however, say that the international market of visitors to Alaska will see new growth and that the new market is South America. Currently, international visitors are only about 10 percent of overall tourism.

KETCHIKAN GROUP HOPES TO BUY VACATED BOROUGH BUILDING: A Ketchikan investment group has offered to purchase the Reid Building, owned by Ketchikan Gateway Borough and recently vacated, for \$350,000. The borough was hoping to sell the building for \$420,000 but has received no offers. The assembly must approve negotiations for a purchase price at a lower level. The borough recently moved its offices to the White Cliff Building.

KETCHIKAN CITY PLANS VOTER POLL ON SALE OF UTILITY: The City of Ketchikan plans an April special election seeking voter authorization to sell the city-owned Ketchikan Public Utilities. KPU offers local telephone service and is facing stiff competition from GCI, which has taken 1,400 residential customers and 400 business customers from KPU since entering the market. Consultants have told city officials that KPU will be able to compete more effectively under private rather than public owners. The city must convince doubtful voters, however. When a similar question was put to a vote in 1996 the proposition failed. If the sale is okayed, a new owner would take over KPU in late 2010 or 2011, city officials say.

CONGRESSIONAL DELEGATION HOPES TO RESTORE DENALI FUNDING: Alaska's congressional delegation is working to restore \$10 million cut from the Denali Commission's budget. The money would have been used for the Commission's rural health clinic and elder housing programs. A similar cut made last year was restored after the delegation intervened. The Commission's base funding of \$11.9 million is intact for this year.

HOMER DELAYS SMALL BOAT HARBOR EXPANSION: Homer has delayed its \$120 million small boat harbor expansion after rising costs skewed the cost-benefit ratio used by the U.S. Army Corps of Engineers to justify projects. The project required placement of armor rock around the 17-acre new basin as well as dredging. Costs for those have increased.

HOMER ELECTRIC PLAN FOR NEW POWER GENERATION BEFORE BOARD: Homer Electric Assoc.'s plan to install new gas-fired power generation facilities is now before the association's board. Planned is a steam turbine to take advantage of waste heat at its existing plant in Nikiski, near the old Agrium plant, and to install two new turbines at its Soldotna plant. Cost figures will be available by March. They now rely on Chugach Electric wholesale power for supply but want to become independent. Homer is among the six utilities proposing the jointly-owned Greater Railbelt Electrical Transmission Company (GRETC) entity that could be formed to build new generation. The gas-fired plants may be a move to position the Homer facilities.

SOME AIRLINES ADD ALASKA FLIGHTS: Several airlines are adding extra flights to Alaska this summer and travel experts say the surge could lead to competitive pricing and cheaper tickets to some major Lower 48 cities. Continental, United and US Airways will all add daily non-stop service this summer between Anchorage and Portland, Chicago, San Francisco and Philadelphia. No new flights were added between Anchorage and Seattle. Fairbanks will also get more nonstop flights, four to five days per week to Denver and Salt Lake City. The addition of extra flights is interesting because the tourism is generally down everywhere, including Alaska, which saw air passenger arrivals drop by 12 percent from 2008 to 985,000 in 2009.

But the additional flights would be a boon for Alaskans who want to travel this summer. Whether Alaska Airline will also increase flights to Alaska is not known.

- Continued on page 8

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Petroleum:

Silence on Cook Inlet pollution charge

Federal officials are being mum about Clean Air Act criminal charges that may result from alleged false reporting of emissions from Cook Inlet oil storage facilities operated by Chevron Corp. An EPA investigator said Chevron appears to have reported 2 tons of yearly volatile organic compound releases and 2 tons of hazardous air pollutants while the actual amounts may be far higher, 100 tons/year of VOCs from the Trading Bay storage facility and 15 tons/year from the Granite Point storage facility.

Port authority gets bonding authority

The Fairbanks North Star Borough approved authority for the Alaska Gasline Port Authority to sell \$28 million in tax-exempt revenue bonds to finance facilities related to acquisition of Fairbanks Natural Gas LLC, the small gas utility now serving Fairbanks. Proceeds from sales of these bonds would be used to do liquefied natural gas storage at North Pole, near a Golden Valley Electric Assoc. power plant and the Flint Hills refinery. Both could be anchor customers for the authority's plan to develop a \$200 million LNG facility at Prudhoe and truck LNG to Fairbanks. Fairbanks Natural Gas now trucks LNG to Fairbanks from a small LNG plant in the Matanuska Susitna Borough north of Anchorage. The authority is also studying the supply of trucked LNG to the Copper River area, where the local electric utility relies partly on diesel-powered generation. The port authority's purchase of Fairbanks Natural Gas is near closing, participants in the deal say.

Alliance ads hit a nerve in Juneau

The Alaska Support Industry Alliance has launched a new ad campaign calling for changes to Alaska's controversial oil and gas production taxes. - *Continued top right*

Alliance ads talk of tax impact (Cont.)

The group says the current tax structure known Alaska's Clear and Equitable Share, or ACES, which is based on net profits of oil and gas production, is doing more harm than good and actually impeding development and leading to job losses for its members. The Alliance ads feature faces of "real Alaskans" who have lost jobs or businesses because of oil industry cuts.

First Point Thomson well is finished

Exxon Mobil drilled its first development well for the Point Thomson oil and gas field and said it has completed a 60-mile ice road from Endicott to Point Thomson, which will allow it to transport heavy equipment and material to the site. The well was directionally drilled to a depth of more than 16,000 feet from a shore-based rig to a gas reservoir more than 11/2 miles offshore in the Beaufort Sea. The field is scheduled to start production in 2014.

ConocoPhillips' Alaska profit is down

ConocoPhillips reported that it earned \$1.54 billion from its Alaska operations in 2009, down from \$2.3 billion in 2008. The company paid \$3.4 billion in taxes to Alaska in 2008. The comparable figure for 2009 is not yet available.

The Alaska operations provided substantial boost in 2009 because most of ConocoPhillips' other income is from natural gas, which has seen very low prices. At \$1.54 billion in profits, Alaska was still the biggest single contributor to ConocoPhillips' global oil production income.

- Democratic legislators in Juneau were quick to seize on the figures, arguing that Alaska is still very profitable for oil companies and that no reduction in tax is needed.

Fisheries:

Chilled salmon and value up in Bay

Sixty million pounds of chilled salmon was delivered to processors in Bristol Bay last summer, double the amount in 2008, according to a new report by Northern Economics Inc., an Anchorage-based consulting firm. Processors typically pay a bonus of 10 cents/pound for chilled salmon, so the extra volume resulted in about \$2.7 million to \$3 million in added income to Bristol Bay fishermen in 2009. Processors say icing has more impact than any other step that can be taken to improve quality.

Target to buy only Alaska salmon

Target Corp. said it will no longer buy farmed salmon for its 1,744 retail stores and will instead buy Alaskan wild salmon. Retail chains like Target are under pressure from consumer and environmental groups to abandon farmed salmon because of the heavy use of chemicals by salmon farms.

Cod fisheries certified as sustainable

The Marine Stewardship Council has certified Alaska cod fisheries in the Gulf of Alaska, Bering Sea and Aleutians. The designation that the Alaska fisheries are being managed in a sustainable manner will help in marketing, particularly in Europe.

Whales might be cause of herring fall

Scientists now believe that humpback whales are causing herring stocks to remain low in Prince William Sound. The stocks collapsed after the 1989 Exxon Valdez oil spill and have not recovered, leading some to claim the lack or recovery is a continuing effect of the spill. There is now some evidence that late-season predation by humpbacks may be a factor.

Minerals:

New gold mineralization at Kensington

Significant new gold mineralization has been found at the Kensington mine near Juneau. Eight out of 14 test drill holes drilled in 2009 intercepted new mineralization, mine owner Coeur Alaska said. Gold content indicated ranged from 0.144 ounce/ton to 1.29 ounce per ton. Kensington is due to begin production later this year with an expected gold output of 120,000 ounces yearly. The mine currently has a 15.5 million-ounce reserve base, enough for a 12-year mine life. However, new reserves will undoubtedly be discovered and added, as the 2009 drilling indicates. Final construction is now underway the mine, with 300 now employed.

Pebble resource estimates growing

New resource estimates were released for the big Pebble minerals project, with copper up 12 percent, gold up 14 percent and molybdenum up 16 percent. The new estimate is 80 billion pounds of copper, 100 million ounces of gold and 5.6 billion pounds of molybdenum. The Pebble Partnership, the Anglo American/Northern Dynasty Mines partnership formed to develop the mine, says it now plans to begin permitting in 2011. The company will do more drilling this year, with work planned to start this spring.

Skagway officials want to know why the owners of Yukon Zinc Corp. are choosing to ship ore through a British Columbia port instead of theirs. Yukon Zinc has indicated that it will move zinc, lead and copper concentrate from its Wolverine site near Ross River, Yukon along the Stewart Cassiar Highway to a port in Stewart, B.C., where it will be shipped to Asian smelters.

- Skagway contends that its port is half the distance as Stewart and also closer to Asia.

Business Intelligence (Cont.)

- Continued from page 5

MAT-SU STILL GROWS, THOUGH HOME SALES ARE SOFT: Homes for sale in the Mat-Su Valley are staying on the market longer and selling for less than they did in 2008, but local real estate agents say the Valley is still growing, which is a good thing. State labor economist Neal Fried, speaking to local real estate agents recently, said employment in the Valley grew by 2.6 percent, or half of the 2005 rate of 5.1 percent, but the numbers are still headed upward, and total 2009 employment is expected to be up by 3 percent when all the numbers are in.

By comparison, Anchorage lost 1 percent of its jobs. Fried also noted that the average sales price of a single-family house in the Mat-Su during the summer and fall of 2009 was \$227,373, less than the average-priced homes in most other parts of the state. Real estate sales prices in the Kenai and Mat-Su are almost identical, Fried noted. It took an average of 84 days for houses to sell in the Mat-Su, or about 20 days longer than a few years ago, according to the Multiple Listing Service. Overall, Fried noted that wages are not increasing dramatically in Alaska, but housing prices are coming down.

SHOULD MAT-SU PRISON BE PRIVATIZED? Some legislators are wondering if it might be less expensive for a private company to run the new prison being built in the Mat-Su. However, this would turn loose a major political fight with unions. A report by the Department of Corrections says a private contractor could run the Goose Creek Correctional Center for \$6.5 million a year less. The state's cost to run the facility is pegged at just over \$68 million compared with a price roughly \$62 million for a private operator. The state would have to request proposals from private prison operators to get a more accurate estimate of such costs. However, those opposed are probably more zealous than supporters. Gov. Sean Parnell says his administration is not pushing for private prison. The \$240 million, 1,536-bed Goose Creek prison is set to open in 2012, allowing the 831 Alaska prisoners now housed in prisons Outside to return to Alaska.

YOUNG JOINS MURKOWSKI IN PUSHING ARCTIC PORT: Congressman Don Young introduced a companion bill to one filed last December by Sen. Lisa Murkowski that is aimed at studying the potential for an Arctic deep-water port. Young noted that the measure would provide for a two-year study to determine strategic capability and favorable location for an Arctic port. Young's legislation is now in the House Armed Forces Committee.

NEW CLIMATE CHANGE CENTERS ESTABLISHED IN ALASKA: Alaska will be the home to one of six National Atmospheric and Oceanic Administration climate science centers. The facility will most likely be located in Anchorage, which seems a bit odd, given UAF is the center of this kind of science. It could be that Fairbanks is too a bit too cold for the climate gang. Sen. Mark Begich noted Alaska has a huge demand for climate information and that such a center would provide decision-makers more complete data.

Anne Marie Holen

From: iser_publications-bounces@lists.uaa.alaska.edu on behalf of ISER Research Announcements [iser_publications@lists.uaa.alaska.edu]
Sent: Thursday, February 18, 2010 11:13 AM
To: iser_publications@lists.uaa.alaska.edu
Subject: [Research Matters] Research Matters No. 47 What Drives Rural Fuel Prices?

ISER Research Matters is our effort to quickly let Alaskans know about research findings from the Institute of Social and Economic Research (ISER), at the University of Alaska Anchorage. We'll post these periodically on our Web site and also distribute them by e-mail. If you'd like to be removed from or added to our e-mail list, send us a message at ResearchMatters@uaa.alaska.edu

Research Matters No. 47. What Drives Rural Fuel Prices?
February 18, 2010
<http://www.iser.uaa.alaska.edu/Home/researchmatters.htm>

Fuel prices in Alaska's small rural places are very high-and a lot of Alaskans wonder what's keeping them so high, even though crude oil prices were generally lower in 2009. So the state Senate Finance Committee asked economists at the Institute of Social and Economic Research to examine what drives fuel prices in rural Alaska. A new study by Ginny Fay, Nick Szymoniak, and others describes the complex system for getting fuel to remote places. They find that-contrary to what many Alaskans believe-there's no single thing that makes prices so high. Instead, many things add up to drive prices:

- * It doesn't appear that fuel distributors operating in Western Alaska are charging excessive prices to deliver fuel to communities.
- * Fuel distributors in rural coastal areas (from Southeast to the Aleutian Islands) are in a position to set higher prices-because they frequently also own retail stores in communities. But a new analysis by the Alaska Department of Law <http://www.law.state.ak.us> finds distributors are not using that power to increase prices.
- * Several things suddenly converged to push prices up in Western Alaska-including crude oil prices that are still higher than several years ago; price recovery among fuel distributors, after earlier competition pushed prices below sustainable levels; the need for distributors to replace aging equipment and acquire double-hulled tankers; and construction of new tank farms in many communities.
- * After accounting for those factors, most of the remaining variation in retail fuel prices in Western Alaska seems to result from differences in price-setting practices at the community level. Those include differences in collections for operating and maintaining local tank farms; levels of local compliance with safety and environmental requirements for storing fuel; debt payment on bulk fuel loans; and price mark-ups to collect revenues for other community purposes.

Components of Alaska Fuel Costs: An Analysis of the Market Factors and Characteristics that Influence Rural Fuel Prices

Full Report
<http://www.iser.uaa.alaska.edu/Publications/componentsoffuel13.pdf>

Summary

<http://www.iser.uaa.alaska.edu/Publications/componenetsfuelssummaryfinal3.pdf>

If you have questions, get in touch with Ginny Fay
(afgff@uaa.alaska.edu) or 907-786-5402

ISER_Publications mailing list

ISER_Publications@lists.uaa.alaska.edu

http://lists.uaa.alaska.edu/mailman/listinfo/iser_publications

Dreaming up a better Homer

• Development strategy report focuses on what could be, how it could happen and who needs to be working on it

By Naomi Klouda
Homer Tribune

Picture an image of Homer in the year 2020:

Students fill the streets and dorms in Homer's college district on Pioneer Avenue. Old and new businesses thrive amid a more walkable design. Both business districts and residential areas are connected in an energy efficient shuttle system that canvases the town, easing up parking on the Homer Spit. Locally grown food is more available, with a giant greenhouse in a town center environment. Homer is still an active commercial fishing port through sustainable fisheries practices and a larger infrastructure at the harbor.

Right now, those ideas may seem a bit far off. But they actually represent a vision based on public input during the development of the Community Economic Development Strategy gathered this winter.

The draft of the report, recently completed by VISTA volunteer Carol Bevis, is available at www.ci.homer.ak.us/economicdevelopment. Bevis was hired last year by the City of Homer and the Homer Chamber of Commerce to receive community input and research data to create the report.

The result is a highly readable 45-page report that contains a host of data on the region, as well as discussions about everything from marine and harbor development to education, health, the arts and forestry.

"Homer is a diverse economy — it has so much going for it," Bevis said. "People want to be here."

For example, education employs the largest number of people in Homer — not tourism, which is normally seen as the main industry here. Another example is a segment of workers called the "lone eagles." These, as explained in the report, are people who, because of the Internet, could work anywhere in the country that they chose. Their main requirement is being able to hook up online.

"And they chose Homer," she said. "These are assets we can capitalize on. We need to look at our assets and strengths."

Shelley Erickson, director of the EDC, agrees that whatever Homer does now in planning for its economic future "will last the next 20 years." Homer needs to shed its reputation for not being

business friendly, she said. That may be a good goal in the coming years where the message is put out there: "Homer is open for business."

Erickson pointed out how many goals in the previous economic development report — last published in 1999 — were completed. They included gaining more city walking trails, building a new library, building a hockey rink to host major events and building a new dock (Pioneer Dock was completed in 2002). Another completed goal was helping

oyster farmers secure funding for a new building on the Spit.

One plan that figured largely in discussions but did not materialize is a new town center.

The idea isn't for the city government to make the report a reality in the coming decade, noted Special City Projects Coordinator Anne Marie Holen who worked closely with Bevis.

"One of the challenges we face is that, in fact, a lot of ideas would be impossible for the city to implement alone," Holen said. "The (Nick Dudiak) Fishing Hole is a good example. It

took collaboration between the state, the City, the chamber and individuals to make that happen. Even the new library wouldn't have been possible from the City working alone."

In addition to federal and state legislative funding, groups like the Friends of the Homer Library help make things possible, Holen pointed out.

The report suggests future business ideas and offers a number of recommendations. The CED can respond to these by either editing those ideas, or expanding on them in the report.

"We will begin (this week) by looking at the first three chapters in the report on fishing, education and tourism," Erickson explained. In the first one or two workshops, the CED will formulate a plan of action. Then they will vote on specific issues later this winter.

One way the CED can help lift a good idea off the ground is to support a local program. One suggestion came from Homer High School, which has a coffee cart entrepreneurial program that teaches students hands-on business skills.

"We are open to all kinds of neat ideas," Erickson said.

HHS Principal Allan Gee has said he would like to obtain a fishing vessel that students could use for learning marine mechanics and nautical skills. It's an idea with many side benefits for

Year	# Employees	Annual Payroll	# Estab.
1999	2,130	\$58,927,000	455
2000	2,273	\$61,452,000	463
2001	2,182	\$63,142,000	441
2002	2,258	\$66,948,000	461
2003	2,510	\$71,754,000	458
2004	2,461	\$74,273,000	468
2005	2,447	\$79,907,000	461
2006	2,623	\$82,154,000	488
2007	2,592	\$86,323,000	505

These figures, provided by the Kenai Peninsula Borough to author Carol Bevis, shows Homer's work force and wage totals.

Provided

Development

Continued from Page A3

learning opportunities in commercial fisheries, as well as oceanography.

Bevis said the key to success in that case most likely comes from local businesses, individuals and

government coming together to help the high school. "It's going to take a broad collaboration of those working together, and then the sky's the limit," she said.

After the Homer Economic Advisory Commission, the document goes to the Homer City Council, which may amend it again.

The public will get a chance to comment on it at future council meetings.

LOB	2004	2005	2006	2007	2008	2009	Annual Percentage Change	Annual Amount Change
Production	297,959	317,942	293,349	917,060	142,950	219,331	53.4%	76,381
Sales	71,747,025	74,569,796	77,730,632	80,921,651	84,903,521	89,306,521	5.2%	4,402,986
Construction	19,055,255	28,844,628	34,523,528	33,177,400	24,620,541	21,538,692	-12.5%	-3,081,849
Property	9,950,313	9,860,700	10,479,528	12,728,162	14,548,952	11,170,054	-23.5%	-3,378,898
Tourism	31,144,578	33,216,637	35,889,582	35,705,491	33,987,218	20,301,278	-40.3%	-13,685,940
Service	21,291,321	23,322,146	27,519,911	33,523,786	34,155,735	33,901,635	-0.7%	-254,100
Professional	7,143,780	6,084,610	6,010,015	7,374,535	5,903,361	6,862,092	16.2%	958,731
Utilities	23,576,229	25,630,606	31,270,195	24,458,300	31,624,519	39,392,253	24.6%	7,767,734
Manufacturing	4,583,761	4,490,929	4,673,671	5,668,856	5,655,347	5,089,730	-10.0%	-565,617
Transportation	3,872,658	3,635,160	4,301,751	5,583,821	14,765,023	11,713,239	-20.7%	-3,051,784
Wholesale	22,084,482	25,614,151	28,066,696	29,160,482	35,572,756	31,462,287	-11.6%	-4,110,469
Government	3,071,976	3,171,401	3,175,292	3,223,067	3,435,890	3,615,944	5.2%	180,054
Total	217,819,337	238,758,706	263,934,150	272,442,611	298,315,827	274,573,056	-5.1%	-14,742,771

Chart reprinted from the Community Economic Development Strategy report draft

The chart above shows the Homer year-to-date gross sales by line of business from 2004 to 2009 in dollars. Note figures in annual percentage change refer to the difference between 2008 and 2009, with a 40 percent drop, for example, in tourism while gross sales saw a 5.2 percent decrease.

UNIT 10

EXERCISES

1. Write a paragraph about your favorite sport. Use the words in the box to help you.

2. Write a paragraph about your favorite hobby. Use the words in the box to help you.

3. Write a paragraph about your favorite food. Use the words in the box to help you.

4. Write a paragraph about your favorite place. Use the words in the box to help you.

Activity	Place	Time	People	Cost	Frequency	Season	Weather	Equipment
Swimming	Swimming pool	Summer	Family	Low	Weekly	Warm	Sunny	Swimsuits
Reading	Library	Anytime	Alone	Free	Daily	Indoor	Quiet	Books
Walking	Park	Anytime	Alone	Free	Daily	Outdoor	Clear	Walking shoes
Shopping	Shopping mall	Weekends	Friends	Medium	Weekly	Indoor	Any	Shopping bags
Traveling	Beach	Summer	Family	High	Yearly	Outdoor	Sunny	Sunscreen
Watching TV	Living room	Evening	Alone	Low	Daily	Indoor	Any	TV
Listening to music	Concert	Weekends	Friends	High	Weekly	Outdoor	Any	Headphones
Collecting	Home	Anytime	Alone	Low	Daily	Indoor	Any	Collectibles
Volunteering	Community center	Weekends	Friends	Low	Weekly	Indoor	Any	Volunteer clothes
Learning a language	Language school	Evening	Class	Medium	Weekly	Indoor	Any	Textbooks
Working out	Gym	Anytime	Alone	Medium	Daily	Indoor	Any	Gym clothes
Watching movies	Cinema	Evening	Alone	Low	Weekly	Indoor	Any	Popcorn
Visiting museums	Museum	Anytime	Alone	Low	Weekly	Indoor	Any	Maps
Planting a garden	Backyard	Spring	Alone	Low	Weekly	Outdoor	Clear	Tools
Attending classes	Classroom	Evening	Class	Medium	Weekly	Indoor	Any	Books
Partying	Club	Weekends	Friends	High	Weekly	Indoor	Any	Party clothes
Volunteering	Charity event	Weekends	Friends	Low	Weekly	Indoor	Any	Volunteer clothes
Learning a language	Language school	Evening	Class	Medium	Weekly	Indoor	Any	Textbooks
Working out	Gym	Anytime	Alone	Medium	Daily	Indoor	Any	Gym clothes
Watching movies	Cinema	Evening	Alone	Low	Weekly	Indoor	Any	Popcorn
Visiting museums	Museum	Anytime	Alone	Low	Weekly	Indoor	Any	Maps
Planting a garden	Backyard	Spring	Alone	Low	Weekly	Outdoor	Clear	Tools
Attending classes	Classroom	Evening	Class	Medium	Weekly	Indoor	Any	Books
Partying	Club	Weekends	Friends	High	Weekly	Indoor	Any	Party clothes
Volunteering	Charity event	Weekends	Friends	Low	Weekly	Indoor	Any	Volunteer clothes

Write a paragraph about your favorite activity. Use the words in the box to help you.

Stand up for Alaska tourism

An open letter to my fellow Alaskans: I'm feeling great frustration with the situation and as an Alaskan, I have been asked how and why I can spend so much of my personal time with this new organization AlaskaACT? My answer is, how can I not be involved? How can I not try to make our situation better? I am a shareholder in an employee-owned/locally owned floatplane company in downtown Juneau. Three years ago, born out of a passion for this industry, my husband and I purchased a fly-fishing outfitter offering summer fly-out tours. My fervor for the last 20 years has been to share all that Alaska is with people from around the world. It was enough of a dream that we have formed our lives and future in this industry.

The climate has changed. A friend here in Juneau will be hiring 25 fewer employees this year. It's a loss inside up of and daughters returning from college who won't have employment. As heartbreaking as it is, I have faced charities who count on our many donations every year with the reality that we don't have as much to give. The fishermen we buy our wild king salmon from are now trying to find other buyers to make up for our reduction. As I speak with friends and neighbors, the No. 1 question I hear is, "The ships aren't really leaving because of the \$50 tax, are they?"

That is the crux of the issue: Ballot Measure 2 is so much more than a \$50 head tax.

- The elements of ballot measure 2:
- Actual tax of \$61 per person (Including a head tax in Juneau and Ketchikan that the lines already pay.)
 - In addition, an Ocean Ranger tax of \$4 per person (increasing the total tax to \$65 per person). Unfortunately, this is outsource to an independent ridership program headquartered in Florida.
 - Corporate income tax of 9.4 percent.
 - Gambling tax of 33 percent of the adjusted gross income.
 - Water quality standards our own municipalities are unable to reach.

- The second-highest port charges in the world.
 - A 600-percent increase in costs from 2006 to 2007, for essentially identical services.
- Would you shop, dine, or recreate at the same level if the costs rose 600 percent overnight? Or would you look elsewhere to take your business?

We are Alaskans. We want clean water, we want reasonable taxation and we want our fair share in any relationship. We want what's best for Alaska. We need to find balance in our relationship within the cruise industry, and AlaskaACT is a grassroots movement stemming forward with hope in fostering that relationship. The economy around the world is facing unprecedented challenges. No customers can be taken for granted. We need to fight for our share of business.

I'm not one to simply stand by, and I have found that Alaskans generally stand up and fight for what they believe in. Now is the time to stand up for our future.

A wise friend once told me, "What's good for my neighbor is good for me." Doesn't it take multiple industries to create a positive economy for our state? When I'm asked the question of why am I so involved in AlaskaACT, I answer adamantly, "How can I not be?"

- What can YOU do?
- Show the world that Alaska is open for business
 - Share the importance of the tourism industry in Alaska
 - Educate a friend or neighbor
 - Stay Positive
 - Write your Legislator(s)
 - Tell your story
 - Encourage all of your friends, family, students, employees, colleagues, employers, coaches, doctors, butchers and neighbors to become a member of AlaskaACT

Holly Johnson is an AlaskaACT steering committee member and operates Wings Airways, The Taku Glacier Lodge and Bear Creek Outfitters.

Not so fast

Dear Holly Johnson, You don't speak for all Alaskans when you say we are "open for business." You underestimate the tourism industry's effect on what has made Alaska a great place to live. I see great personal benefit for several high-end tourist businesses on the pro side, and lots of tourist-related junk and jewelry for the rest of us to wade through as our towns become faked-up mirrors of the perceptions of Outsiders. It's much like spruce bark beetles on the march, carrying the fungus on their bodies that rots the trees after they kill them.

Dave Seaman

POINT OF VIEW

tronics on which we can entertain each other with pictures of the amazing and extinct red salmon.

Along with the beluga whales. Now there's a growth industry. Export that lifestyle into every other country on earth, and pretty soon they'll all be shopping at malls, too. Wouldn't it be great if we all spoke the same language? Wore the same clothes? All ate the same hormone chicken and little burgers with salad dressing? Buy your stocks now, and pay half your taxes for a military that makes sure we have the raw materials from around the world to keep it all going.

The folks who live out in the boonies like it that way. It would be nice if we could all afford to fly out there and eat \$1,000-a-pound, world-class dollies. Instead, we have to listen to our houses rattle as you take off with another load of tourists. As you "sports-buy" your way into more and more stake in the allocation process in this state, you supplant those who know how to live off the land in a sustainable way — and don't complain about what they don't have. Sometimes it's instructive to stop whining and look a little deeper into what really constitutes happiness.

Dave Seaman is a Homer resident. Holly Johnson's piece "Stand up for Alaska tourism" was published Feb. 24, in the Homer Tribune.

RESEARCH MEMORANDUM

NO. 100

DATE: 10/10/54

TO: SAC, NEW YORK

FROM: SAC, NEW YORK

SUBJECT: [Illegible]

RE: [Illegible]

TO: SAC, NEW YORK

FROM: SAC, NEW YORK

SUBJECT: [Illegible]

RE: [Illegible]

MANAGERS REPORT
March 8, 2010

TO: MAYOR HORNADAY / HOMER CITY COUNCIL

FROM: WALT WREDE

W. Wrede

UPDATES / FOLLOW-UP

1. Sanitary Sewer Slip-line Project: I would like to devote most of the Manager's Report at this meeting to a presentation by Carey Meyer on the Sewer Slip-line project that is currently underway. This is a project that the City received American Recovery and Reinvestment Act (Stimulus) funds for (90% of the cost) but it is not very visible and not very sexy. All the work is happening underground. However, this project is very important and it will save the taxpayers and the water and sewer customers a great deal of money in the future. I think it would be good for the public to be aware of it. If Council likes this presentation, we could do similar ones on other ARRA projects like the PRV station improvements, the new street sweeper, etc.
2. Parity Study: During the budget deliberations, Council noted that it would like to see a parity study completed this year and also suggested that it might want to discuss having an independent consultant perform the work. Attached is a memorandum from the Personnel Director regarding this issue. We would like some guidance regarding whether you would like Sheri to proceed with a new parity study or contract it out. We do not need a decision at this meeting. This is for your information and discussion.
3. Juneau: I will be taking my first trip to Juneau on Tuesday morning the 9th and will be there for the remainder of the week. In addition to working on the approved CIP List, I will be visiting state and federal agencies on various City projects. At meeting time, I will provide you with a short list of bills working their way through the process which could have important impacts on Homer. I expect to attend committee hearings on some of these and hope to visit with the Governor's staff about the proposed maritime academy.

ATTACHMENTS

1. March Employee Anniversaries
2. Letter of Intent / Grant Application / KBRR
3. Memorandum from Personnel Director re: Parity Study

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

PHYSICS 439

LECTURE 1

The first part of the course is devoted to the study of the properties of the ground state of a many-body system. We begin with a review of the basic concepts of quantum mechanics, including the wave function, the Schrödinger equation, and the uncertainty principle. We then discuss the concept of entanglement and its role in quantum information theory. The second part of the course is devoted to the study of the properties of the ground state of a many-body system. We begin with a review of the basic concepts of quantum mechanics, including the wave function, the Schrödinger equation, and the uncertainty principle. We then discuss the concept of entanglement and its role in quantum information theory.

REFERENCES

- 1. S. Weinberg, *Quantum Theory of Fields*, Cambridge University Press, 1995.
- 2. J. J. Sakurai, *Modern Quantum Mechanics*, Prentice-Hall, 1993.
- 3. D. J. Griffiths, *Introduction to Quantum Mechanics*, Prentice-Hall, 2005.



City of Homer

City Manager

491 East Pioneer Avenue

Homer, Alaska 99603

phone: 907-235-3102 fax: 907-235-3148

email: wwrede@ci.homer.ak.us

February 10, 2010

Senator Lisa Murkowski

322 Hart Senate Building, Room 709

Washington, DC 20510-0202

Dear Senator Murkowski:

It has come to my attention that Kachemak Research Development, Inc. has requested your assistance in securing Department of Defense funding. I am writing to let you know the important role that KRD plays in this community and in the state of Alaska and to express our hope for the company's continued presence here.

Even before KRD president Colleen Riley served on the City's Economic Development Commission, we were aware of the company and the benefits it brings to the Homer area in terms of economic diversification and high-wage, year-round jobs. KRD's under-vehicle inspection system, AutoScan, is an Alaska-grown product unlike most others associated with the Last Frontier. KRD has just received word of a new \$9.8 million 5-year contract related to AutoScan. This is good news for Homer, as it will provide continued employment for the engineers and programmers currently working at the KRD facility in Fritz Creek. All told, KRD has spent \$1.4 million per year in Alaska over the last five years – not counting the \$175,000 spent per year during that same period on the Fritz Creek facility itself.

We are very pleased to have a high-tech industry based in the Homer area. Besides the direct economic benefits to the community, KRD's presence has helped to enhance Homer's image as something more than just a fishing/tourism town. We would be pleased to see other high-tech businesses locate here and we certainly hope to see KRD continue its operations.

Sincerely,

CITY OF HOMER

Walt Wrede

City Manager



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Faint, illegible text in the middle right section.

Main body of faint, illegible text, appearing to be several paragraphs of a document.

Faint, illegible text at the bottom of the main body, possibly a signature or footer.



47 ~~have been payable annually by the lessee if a local improvement district had been formed which~~
48 ~~provided for installment payments on a schedule and bearing interest at rates typical of other~~
49 ~~local improvement districts of the City for that type of capital improvement.~~

50 **(b) When a local improvement district (LID) is formed, lessee shall be allowed to**
51 **vote on LID assessments affecting the lease.**

52
53 Section 3. This ordinance shall take effect upon its adoption by the Homer City Council.

54
55 Section 4. This Ordinance is of a permanent and general character and shall be included
56 in the City Code.

57
58 ENACTED BY THE HOMER CITY COUNCIL this _____ day of _____,
59 2010.

60
61 CITY OF HOMER

62
63
64
65 _____
66 JAMES C. HORNADAY, MAYOR

67 ATTEST:

68
69 _____
70 JO JOHNSON, CMC, CITY CLERK

71
72 YES:

73 NO:

74 ABSTAIN:

75 ABSENT:

76
77 First reading:

78 Public hearing:

79 Second reading:

80 Effective date:

81
82 Reviewed and approved as to form:

83
84
85 _____
86 Walt Wrede, City Manager

83
84
85 _____
86 Thomas F. Klinkner, City Attorney

87
88 Date: _____

87
88 Date: _____

89
90 Fiscal Note: N/A