



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

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Memorandum

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

City Property on Main Street

I've received an inquiry about the City's interest in selling the property the City owns at 3713 Main Street. To share a little history, this property was designated as land for sale in the Land Allocation Plan and listed for sale with our contracted realtor in 2016. Due to lack of interest it was taken off the market in 2018. In 2019 a local business owner made an attempt at purchasing the property and Ordinances 19-25 and 19-59 to move forward with the land sale failed. When Council adopted the 2020 Land Allocation Plan, this property was re-designated from land for sale to City Facility and other lands. There has been some conversation about uses for this lot, including a parking area but no definitive use has been determined. Homer City Code 18.12 provides direction for the disposal of real property and if Council has interest in selling this property, a proposal can be initiated by ordinance.



Continued Efforts on Homer Spit protection

City Staff met with AKDOT Deputy Commissioner Keith and had a productive hour of conversation. We are particularly encouraged to learn that PROTECT formula funds are included in the upcoming STIP amendment, and we look forward to working with the State through the planning process to maximize benefits for protecting the Spit Road, vulnerable areas of road right-of-way and the long-term future of the Homer Spit. As a result of this meeting Resolution 25-012 was drafted to formalize the City's support for the State's application for to the PROTECT Grant Program Planning Grant for the Homer Spit Transportation Resiliency Project. In addition to this meeting Special Projects and Communications Coordinator Jenny Carroll has been reaching out for letters of support from our State delegation and other partners for this grant application and for a Congressional Directed Spending (CDS) request for the Homer Spit Revetment General Investigation, a project currently listed in the Alaska District's Work Plan.

Joint Worksession with Kachemak City Council

At our January 13th Homer City Council meeting Council suggested holding a joint worksession with the Kachemak City Council, and I reached out to Mayor Fry and their City Clerk with an invitation. The Kachemak City Clerk let me know they'll confirm after their February 12th Council meeting.

Join the City of Homer to discuss the draft Comprehensive Plan

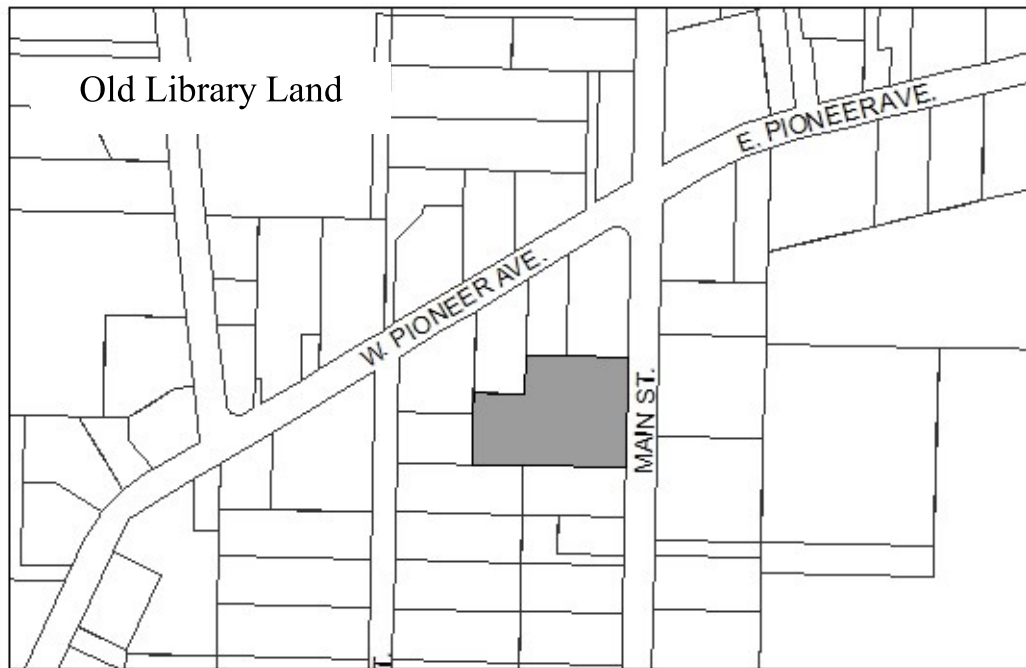
Come check out and be a part of Comprehensive Plan to explore how Homer could change over the next twenty years. Review the draft plan, add your input, and be a part of the conversation at the Open House on Tuesday, February 11 from 5:30 – 7:30 pm at Islands and Oceans, 95 Sterling Highway #1, Homer, AK. Learn more at www.homercompplanupdate.com

City Manager Meetings and Events:

- January 27 thru February 7 - Departmental Budget meetings
- January 29 – KPB Tourism Industry Working Group meeting
- January 31 – Planning meeting with staff and Lobbyists for upcoming Juneau AML Winter Conference trip
- February 3 – Meeting with City Staff and AKDOT Deputy Commissioner Keith
- February 4 – Homer Chamber of Commerce Annual Meeting
- February 5 – AML Public Surplus Program presentation; KPEDD Executive Director Cassidi Cameron
- Ongoing weekly meetings with Departments, Mayor, and Councilmembers

Attachments:

- Land Allocation Plan Old Library Land page



Designated Use: City Facility and Other Lands (Resolution 20-019)

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

Area: 1.31 acres

Parcel Number: 17514416

2019 Assessed Value: \$69,400

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, natural gas

Notes: This land was part of the former library site. The library building was subdivided onto its own lot, and sold.

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: