



# City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue

Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

## Supplemental Packet

TO: MAYOR LORD AND CITY COUNCIL  
FROM: AMY WOODRUFF, CITY CLERK  
DATE: MARCH 23, 2026  
SUBJECT: SUPPLEMENTAL PACKET ITEMS

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### **COMMITTEE OF THE WHOLE AGENDA**

#### **DISCUSSION TOPIC/PRESENTATION(S)**

- a. J&H Consulting Legislative Update – 10 minutes

**Page 2**

Updated Powerpoint Presentation

### **REGULAR MEETING AGENDA**

#### **CONSENT AGENDA**

- b. Memorandum CC-26-060 authorizing the issuance of a letter of non-objection to AMCO Regarding License Renewals for Boatyard Cafe, Grog Shop East End, and Finn's Pizza and new License Applications for Cosmic Homer LLC and Spittoon, LLC.

Correspondence from Homer Police Department and the Kenai Peninsula Borough Clerk re: non-objection to license renewals and new license applications. **Page 15**

### **CITY MANAGERS REPORT**

- a. City Manager's Report

Memo CC-26-073 Grant-funded project summary

**Page 32**

### **NEW BUSINESS**

- a. Memorandum CC-26-072 from Community Development Director regarding Short Term Rentals direction from Council to Administration and Commissions.

Memo CC-26-074 from Councilmember Davis regarding Suggested next steps for Short-Term Rentals Resolution. **Page 35**

### **COMMENTS OF THE AUDIENCE**

- a. Public Comment received

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**J&H Consulting**

**Legislative Update  
March 2026**

# Session Focus:

- ❖ At the halfway mark!
- ❖ Gas line governance
- ❖ Proposed fiscal/tax package
- ❖ Retirement and benefit changes - HB 78
- ❖ Election - SB 64
- ❖ Balanced budget- changing oil prices
- ❖ Rural Health Transformation Program \$272 mil. in year one
- ❖ Education policy and funding

# Revenue and Spending:

New Revenue Projections: Revenue increases for FY 2026 is \$545 mil. and by \$510 mil. for FY 2027, due in large part to higher oil prices driven by war in the Middle East. That is based on a projected average oil price of \$75 per barrel in the 2027 fiscal year, up from a previous projection of \$62 per barrel.

If it holds up, the revenue in the updated forecast would entirely cover the supplemental budget items needed for the current fiscal year.

Oil and Gas Prices for 3/12/2026 (\$/barrel)		
ANS West Coast	\$105.78	\$9.86 ↑
West Texas Intermediate	\$95.73	\$8.48 ↑
Brent	\$100.46	\$8.48 ↑
Henry Hub (mmbTU)	\$3.23	\$0.02 ↑
	(BBLs)	
ANS Production	455,052	3/12/2026

Supplemental Budget: Disputes over savings draw

- Stripped down to \$373 m from \$500 m. Funds \$70 m for transportation projects federal match; \$98.7 m for wildfires; \$75 m for disaster relief; and \$130 m for Higher Education Investment Fund
- House Majority pulled bill because didn't have  $\frac{3}{4}$  votes to access CBR, has caused friction. With new revenue projections CBR draw may not be needed.

# Operating Budgets:

- Flat budget. Few increases in Public safety, Corrections. Might see one-time BSA increase.
- PCE is fully funded at \$44.3 million
- School bond debt reimbursement for districts and municipalities 75% funded.
- Community jails reduced to 60% funding
- \$1.4 billion in full statutory funding for the new Base Student Allocation (BSA), or \$6,600 per student, for K-12. There was a small increase in correspondence students offsetting the decrease.
- Community Assistance is only partly funded but increased to \$20 million(H) rather than full recapitalization at \$30 million. This will result in a reduction in the amount distributed to local governments.
- House Finance will take amendments soon then to floor for amendments and vote - Senate working on department subcommittees.
- Transfer budgets April 10.
- Conference Committee at end.

## Capital Budgets:

The capital budget is mostly flat, totaling \$156 million and mostly covering match for federal programs in the Departments of Transportation and Public Facilities and the Department of Environmental Conservation. There is chatter of a possible G.O. bond package. Funding is not included for the following:

- ▶ Maintenance or construction for school or university facilities;
- ▶ Harbor Grant Matching Funds Program;
- ▶ Individual district projects;
- ▶ NPRA Impact Grants; and
- ▶ Renewable Energy Grant Funds.

Additional revenue will first fund school construction and major maintenance.

# Bills

- ▶ **HB 78 Pension:** This bill proposes to open the Public Employees' Retirement System (PERS) and Teachers' Retirement System (TRS) benefit plans by adding a new defined benefit tier. New employees will be enrolled into the defined benefit plan and existing members participating in the Defined Contribution Retirement (DCR) plan will be allowed a one-time opportunity to convert to the new defined benefit tier. Bill passed the House and is now in Sen. Finance. Should it clear (S) Fin, it should go to the Sen. Floor soon. Governor unknown.
- ▶ **SB 277 Education:** Omnibus education bill. Adjusts the Base Student Allocation by \$124.56 per student, increases student transportation by over 6.5 percent, funds Alaska Reads Act with at least \$450 in reading proficiency grants for K-6 students. The bill increases support for homeschool students by funding them at the same base level as students attending schools.

# Tax Bill

- ▶ [SB 227](#) / [HB 284](#). The bill was largely panned in initial meetings, especially the sales tax. Senate Resources Committee introduced a new CS then moved the bill to Senate Finance. Changes:
- ▶ Removes all sales tax language
- ▶ Inserts S-Corp corporate income tax language to close the “Hilcorp Loophole.”
- ▶ Adds back the highly digitized corporate business tax provisions ([SB 113](#)) that Governor vetoed and no override - also HB 280
- ▶ Adds an education head tax - also HB 152
- ▶ Maintains 6 percent minimum production tax; Adds [SB 112](#) language that reduces the sliding per-barrel credit from \$8 to \$5; Retains \$0.15 per barrel surcharge on TAPS oil; Moved oil tax structure from tax on net profits to **tax on gross value of oil**

Hearing new CS soon. The CS will strip out the oil production tax language.

- ▶ **HB 321 - Fish and Game Wildlife Refuges:** The bill is a large fish and game land-management bill that reclassifies multiple state game refuges, sanctuaries, and critical habitat areas as wildlife refuges or sanctuaries, prohibit brown bear hunting in the Katmai / McNeil area, and revise management plans. For Homer specifically, it renames the Homer Airport Critical Habitat Area as the Beluga Wetlands Wildlife Refuge, bars creation or enhancement of bird habitat there, and requires an advisory committee that includes members recommended by the City of Homer and a city representative.
- ▶ Potential Relevance to Homer: It renames the Homer Airport Critical Habitat Area as the Beluga Wetlands Wildlife Refuge, bars creation or enhancement of bird habitat there, and requires an advisory committee that includes members recommended by the City of Homer and a city representative.
- ▶ Status: House Resources, then Finance. Status date: February 23, 2026.
- ▶ **HB 13 - Municipal Property Tax Exemptions:** Expands optional municipal property tax exemptions for certain housing categories, including long-term rentals, mobile home parks, low-income housing, permanent residences, and first-time homebuyers.
- ▶ Potential Relevance to Homer: Provides additional housing and tax policy tools, with potential implications for affordability and municipal revenue.
- ▶ Status: Senate State Affairs. Status date: March 18, 2026.
- ▶ **SB 259 - Property Tax Assessment Increases:** Allows municipalities to cap annual assessment increases on owner-occupied primary residences by ordinance.
- ▶ Potential Relevance to Homer: Could affect homeowner affordability and long-term municipal revenue and assessment practices.
- ▶ Status: Senate Community and Regional Affairs, then Labor and Commerce. Status date: February 23, 2026.
- ▶ **HB 291 - Municipal Property Tax Exemptions / Landfill Fees:** Revises municipal authority on property tax exemptions and allows landfill fee exemptions tied to rehabilitation or demolition of deteriorated property.
- ▶ Potential Relevance to Homer: Combines fiscal policy and redevelopment tools that may affect local tax structure and redevelopment incentives.
- ▶ Status: House Community and Regional Affairs, then Finance. Status date: February 4, 2026.

- ▶ **HB 346 - Airports, Municipal Zoning, Buffers:** Requires DOT to comply with local zoning and buffer requirements near airports unless it creates an aircraft hazard.
- ▶ Potential Relevance to Homer: Relates to local control over airport-adjacent land use and potential neighborhood impacts.
- ▶ Status: House Transportation, then Community and Regional Affairs. Status date: February 23, 2026.
- ▶ **HB 286 - Firefighter / EMS Property Tax Exemption:** Allows municipalities to offer optional property tax exemptions for volunteer firefighters and EMS personnel.
- ▶ Potential Relevance to Homer: Could serve as a recruitment or retention tool for volunteer emergency services.
- ▶ Status: House Community and Regional Affairs, then Finance. Status date: January 28, 2026.
- ▶ **HB 377 - Public Records, Audio and Video, Municipal Costs:** Expands public records treatment for audio and video and allows municipalities to recover personnel costs for certain records requests.
- ▶ Potential Relevance to Homer: May affect administrative workload and cost recovery related to public records requests.
- ▶ Status: House Community and Regional Affairs, then State Affairs. Status date: March 9, 2026.
- ▶ **HB 356 - Commercial Fishing Vessels:** Eases certain health and permitting requirements for small commercial fishing vessels engaged in direct marketing or limited processing.
- ▶ Potential Relevance to Homer: Relevant to the local small-boat commercial fishing community.
- ▶ Status: House Fisheries, then Labor and Commerce. Status date: February 23, 2026.
- ▶ **HB 366 - Use of Heavy Petroleum as Marine Fuel:** Phases out or restricts use of heavy petroleum fuel oil in marine vessels, with exemptions and a transition structure.
- ▶ Potential Relevance to Homer: Could affect marine operations, fuel costs, and shipping practices.
- ▶ Status: House Transportation, then Finance. Status date: February 23, 2026.

# Senate Bill 275 Alaska Gasline Transparency and Accountability Act

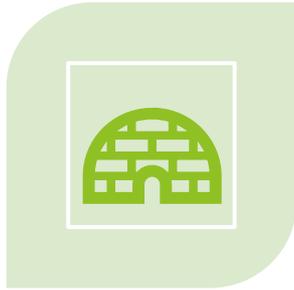
## Governance and Transparency

- ▶ **Audit oversight over Alaska Gasline Development Corporation (AGDC)**, comparable to AIDEA and other corporations
- ▶ AGDC may **sign nondisclosure agreements** with legislators and others; allows for executive sessions to discuss confidential matters
- ▶ Allows parties to existing agreements to **waive confidentiality**
- ▶ Requires legislative authorization before AGDC and partners may form any legal relationship with a **foreign entity**
- ▶ Requires legislative notification of any significant **change in ownership** structure
- ▶ Requires legislative authorization before AGDC can further **divest** ownership

## Fiscal and Revenue

- ▶ **Eliminates ability for oil companies to deduct gas lease expenditures from oil production tax**
- ▶ Requires state approval for producers to **pay in-kind “tax as gas”**
- ▶ Clarifies “prevailing value” statutes for tax and royalty purposes when a transaction **may be at below market rate in purchasing gas from the North Slope**
- ▶ Applies the 9.4% corporate income tax to **non-corporation entities (S-Corporations)** shipping gas and providing other LNG-related activities
- ▶ Establishes a **15cent/mcf surcharge** on large LNG processing plants exporting Alaska's gas. At full capacity (2.7 bcf / day), this would raise about \$150 million / year
- ▶ Ensures AGDC negotiates the option for the state to acquire interest in the project and sub projects, with **legislative approval**. Provides a process of notification and adequate time to act
- ▶ **Separately accounts for revenue** deriving from state / AGDC ownership share and makes it available for appropriation

# Political Landscape:



GOVERNOR'S RACE HAS 16 IN THE RUNNING. THE POOL OF CANDIDATES FOR ALASKA GOVERNOR IN THE 2026 ELECTION INCLUDES, TOM BEGICH, JOHNATHAN KREISS-TOMPKINS, MATT CLAMAN, CLICK BISHOP, DAVE BRONSON, ADAM CRUM; NANCY DAHLSTROM, EDNA DEVRIES, MATT HEILALA, SHELLEY HUGHES; HANK KROLL, JAMES PARKIN, TREG TAYLOR, JESSICA FAIRCLOUTH, JAMES PARKIN, AND BERNADETTE WILSON.



NEXT YEAR IS AN ELECTION YEAR WHICH IMPACTS THE LEGISLATIVE SESSION. HALF OF LEGISLATOR UP FOR REELECTION AND SEN. SULLIVAN. RANKED CHOICE VOTING ON THE BALLOT AGAIN. A BIG CONSEQUENTIAL ELECTION CYCLE.



SEVERAL PROMINENT ELECTED OFFICIALS HAVE ANNOUNCED THEIR RETIREMENTS; SEN. STEVENS AND HOFFMAN, REP. JOSEPHSON.

# Calendar

- ▶ Tues March 31 - JOINT SESSION: "U.S. Sen. Lisa Murkowski Address" 11 a.m.
- ▶ April 7-9 - AML: "Alaska Infrastructure Development Symposium" info [HERE](#)
- ▶ Fri April 10 - Alaska Children's Trust: "Go Blue Day" info [HERE](#)
- ▶ Mon April 19 - 90<sup>th</sup> Legislative Day
- ▶ Tues May 19-21<sup>st</sup> Alaska Sustainable Energy Conference
- ▶ Wed May 20 - **121<sup>st</sup> Legislative Day - Last Day of Session**
- ▶ Mon June 1 - 2026 Candidate Filing Deadline
- ▶ Tues Aug 18 - 2026 Primary Election
- ▶ Sept 17-18 - The Trust: "Improving Lives Conference" details [HERE](#)
- ▶ Tues Nov 3 - 2026 General Election



**Quyanaqpak and Taikuu  
Working together to advance  
your priorities**

**From:** [Michael Scanlon](#)  
**To:** [Scott Lynn](#)  
**Subject:** FINN's Renewal  
**Date:** Thursday, March 19, 2026 10:53:43 AM  
**Attachments:** [2026-2027 Renewal Notice Lic #4164 Finn's.pdf](#)  
[image001.png](#)

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Hello Scott,

Homer Police Department has no objections to the AMCO permit for the renewal of FINN's restaurant.

Thank you,



**Ofc. Michael Scanlon**

Homer Police Department  
625 Grubstake Ave  
Homer, AK 99603  
907-235-3150 (W)  
907-235-3151 (F)  
907-399-8122 (C)  
Mscanlon@ci.homer.ak.us



Tuesday, March 17, 2026

**Sent via email:** [clerk@ci.homer.ak.us](mailto:clerk@ci.homer.ak.us)

Amy Woodruff, City Clerk  
City of Homer

RE: Non-Objection of Application

Licensee/Applicant	:	Finns, LLC
Business Name	:	Finn's
License Type	:	Restaurant/Eating Places - Seasonal
License Location	:	4287 Homer Spit Road, Unit #8, City of Homer
License No.	:	4164
Application Type	:	License Renewal

Dear Ms. Woodruff,

This serves to advise that the Kenai Peninsula Borough has reviewed the above referenced application and has no objection.

Should you have any questions, or need additional information, please do not hesitate to let us know.

Sincerely,

Michele Turner, CMC  
Borough Clerk

cc: [larsonbjorn@yahoo.com](mailto:larsonbjorn@yahoo.com);

<mailto:amco.localgovernmentonly@alaska.gov>

**From:** [Michael Scanlon](#)  
**To:** [Scott Lynn](#)  
**Subject:** RE: 2026-2027 Renewal Notice Lic# 6079 Boatyard Cafe  
**Date:** Thursday, March 19, 2026 11:00:42 AM  
**Attachments:** [image001.png](#)

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Hello Scott,

The Homer Police Department has no objections to the AMCO application for the Boatyard Café.

Thank you,



**Ofc. Michael Scanlon**

Homer Police Department  
625 Grubstake Ave  
Homer, AK 99603  
907-235-3150 (W)  
907-235-3151 (F)  
907-399-8122 (C)  
Mscanlon@ci.homer.ak.us

---

**From:** Mark Robl <mrobl@ci.homer.ak.us>  
**Sent:** Friday, March 13, 2026 9:55 AM  
**To:** Lisa Linegar <llinegar@ci.homer.ak.us>  
**Cc:** Michael Scanlon <Mscanlon@ci.homer.ak.us>  
**Subject:** FW: 2026-2027 Renewal Notice Lic# 6079 Boatyard Cafe

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**From:** Department Police <[police@ci.homer.ak.us](mailto:police@ci.homer.ak.us)>  
**Sent:** Friday, March 13, 2026 9:48 AM  
**To:** Mark Robl <[mrobl@ci.homer.ak.us](mailto:mrobl@ci.homer.ak.us)>  
**Subject:** FW: 2026-2027 Renewal Notice Lic# 6079 Boatyard Cafe

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**From:** Scott Lynn <[slynn@ci.homer.ak.us](mailto:slynn@ci.homer.ak.us)>  
**Sent:** Friday, March 13, 2026 9:20 AM  
**To:** Department Police <[police@ci.homer.ak.us](mailto:police@ci.homer.ak.us)>  
**Subject:** FW: 2026-2027 Renewal Notice Lic# 6079 Boatyard Cafe

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**From:** CED ABC Alcohol Licensing (CED sponsored) <[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)>  
**Sent:** Wednesday, February 18, 2026 3:10 PM  
**To:** [boatyardcafehomer@gmail.com](mailto:boatyardcafehomer@gmail.com); [devol.evol@gmail.com](mailto:devol.evol@gmail.com); Melissa Jacobsen <[MJacobsen@ci.homer.ak.us](mailto:MJacobsen@ci.homer.ak.us)>; Department Clerk <[clerk@ci.homer.ak.us](mailto:clerk@ci.homer.ak.us)>; Amy Woodruff <[AWoodruff@ci.homer.ak.us](mailto:AWoodruff@ci.homer.ak.us)>; [micheleturner@kpb.us](mailto:micheleturner@kpb.us); [sessert@kpb.us](mailto:sessert@kpb.us); [mjenkins@kpb.us](mailto:mjenkins@kpb.us); [nscarlett@kpb.us](mailto:nscarlett@kpb.us); [rraidmae@kpb.us](mailto:rraidmae@kpb.us); [slopez@kpb.us](mailto:slopez@kpb.us); [hmills@kpb.us](mailto:hmills@kpb.us)  
**Cc:** CED ABC Alcohol Licensing (CED sponsored) <[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)>; AMCO Local Government Only (CED sponsored) <[amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov)>  
**Subject:** 2026-2027 Renewal Notice Lic# 6079 Boatyard Cafe

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon, Local Governing Body(ies),

I have attached the LGB Renewal Notice for the above referenced license and the complete renewal packet for your consideration in your jurisdiction.

Thank you,

Good afternoon, Applicant,

Please see the attached correspondence regarding your alcohol renewal license application for the above referenced license. It will now go before the Alcoholic Beverage Control Board for consideration at their April 14th, 2026 meeting.

If you have any questions or concerns, please direct them to [alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov).

Thank you & have a great day!

Thanks,  
Reece Parks  
AMCO – Alcohol Licensing  
907-269-0350  
DCCED - Alcohol and Marijuana Control Office  
550 W 7th AVE, STE 1600  
Anchorage, AK 99501



Friday, February 20, 2026

**Sent via email:** [clerk@ci.homer.ak.us](mailto:clerk@ci.homer.ak.us)

Amy Woodruff, City Clerk  
City of Homer

RE: Non-Objection of Application

Licensee/Applicant	:	David Nelson
Business Name	:	Boatyard Cafe
License Type	:	Restaurant/Eating Places
License Location	:	5075 Kachemak Dr. Homer, AK 99603, City of Homer
License No.	:	6079
Application Type	:	License Renewal

Dear Ms. Woodruff,

This serves to advise that the Kenai Peninsula Borough has reviewed the above referenced application and has no objection.

Should you have any questions, or need additional information, please do not hesitate to let us know.

Sincerely,

Michele Turner, CMC  
Borough Clerk

cc: [boatyardcafehomer@gmail.com](mailto:boatyardcafehomer@gmail.com);

<mailto:amco.localgovernmentonly@alaska.gov>

**From:** [Michael Scanlon](#)  
**To:** [Scott Lynn](#)  
**Subject:** RE: 2026-2027 Renewal Notice Lic# 2301 Grog Shop East End  
**Date:** Thursday, March 19, 2026 10:55:34 AM  
**Attachments:** [image001.png](#)

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Hello Scott,

The Homer Police Department has no objections for the AMCO permit for the Grog Shop East End.

Thank you,



**Ofc. Michael Scanlon**

Homer Police Department  
625 Grubstake Ave  
Homer, AK 99603  
907-235-3150 (W)  
907-235-3151 (F)  
907-399-8122 (C)  
Mscanlon@ci.homer.ak.us

---

**From:** Mark Robl <mrobl@ci.homer.ak.us>  
**Sent:** Friday, March 13, 2026 9:55 AM  
**To:** Lisa Linegar <llinegar@ci.homer.ak.us>  
**Cc:** Michael Scanlon <Mscanlon@ci.homer.ak.us>  
**Subject:** FW: 2026-2027 Renewal Notice Lic# 2301 Grog Shop East End

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**From:** Department Police <[police@ci.homer.ak.us](mailto:police@ci.homer.ak.us)>  
**Sent:** Friday, March 13, 2026 9:48 AM  
**To:** Mark Robl <[mrobl@ci.homer.ak.us](mailto:mrobl@ci.homer.ak.us)>  
**Subject:** FW: 2026-2027 Renewal Notice Lic# 2301 Grog Shop East End

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**From:** Scott Lynn <[slynn@ci.homer.ak.us](mailto:slynn@ci.homer.ak.us)>  
**Sent:** Friday, March 13, 2026 9:19 AM  
**To:** Department Police <[police@ci.homer.ak.us](mailto:police@ci.homer.ak.us)>  
**Subject:** FW: 2026-2027 Renewal Notice Lic# 2301 Grog Shop East End

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**From:** CED ABC Alcohol Licensing (CED sponsored) <[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)>  
**Sent:** Thursday, March 5, 2026 2:45 PM  
**To:** Uncle Thirsty's LLC <[dearunclethirsty@gmail.com](mailto:dearunclethirsty@gmail.com)>; Melissa Jacobsen <[MJacobsen@ci.homer.ak.us](mailto:MJacobsen@ci.homer.ak.us)>; Department Clerk <[clerk@ci.homer.ak.us](mailto:clerk@ci.homer.ak.us)>; Amy Woodruff <[AWoodruff@ci.homer.ak.us](mailto:AWoodruff@ci.homer.ak.us)>; [micheleturner@kpb.us](mailto:micheleturner@kpb.us); [sessert@kpb.us](mailto:sessert@kpb.us); [mjenkins@kpb.us](mailto:mjenkins@kpb.us); [nscarlett@kpb.us](mailto:nscarlett@kpb.us); [rraidmae@kpb.us](mailto:rraidmae@kpb.us); [slopez@kpb.us](mailto:slopez@kpb.us); [hmills@kpb.us](mailto:hmills@kpb.us)  
**Cc:** CED ABC Alcohol Licensing (CED sponsored) <[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)>; AMCO Local Government Only (CED sponsored) <[amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov)>  
**Subject:** 2026-2027 Renewal Notice Lic# 2301 Grog Shop East End

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon, Local Governing Body(ies),

I have attached the LGB Renewal Notice for the above referenced license and the complete renewal packet for your consideration in your jurisdiction.

Thank you,

Good afternoon, Applicant,

Please see the attached correspondence regarding your alcohol renewal license application for the above referenced license. It will now go before the Alcoholic Beverage Control Board for consideration at their April 14th, 2026 meeting.

If you have any questions or concerns, please direct them to [alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov).

Thank you & have a great day!

Thanks,  
Reece Parks  
AMCO – Alcohol Licensing  
907-269-0350  
DCCED - Alcohol and Marijuana Control Office  
550 W 7th AVE, STE 1600  
Anchorage, AK 99501



Tuesday, March 17, 2026

**Sent via email:** [clerk@ci.homer.ak.us](mailto:clerk@ci.homer.ak.us)

Amy Woodruff, City Clerk  
City of Homer

RE: Non-Objection of Application

Licensee/Applicant	:	Uncle Thirsty's LLC.
Business Name	:	Grog Shop East End
License Type	:	Package Store
License Location	:	3125 E End Road, City of Homer
License No.	:	2301
Application Type	:	License Renewal

Dear Ms. Woodruff,

This serves to advise that the Kenai Peninsula Borough has reviewed the above referenced application and has no objection.

Should you have any questions, or need additional information, please do not hesitate to let us know.

Sincerely,

Michele Turner, CMC  
Borough Clerk

cc: [dearunclethirsty@gmail.com](mailto:dearunclethirsty@gmail.com);

<mailto:amco.localgovernmentonly@alaska.gov>

**From:** [Michael Scanlon](#)  
**To:** [Scott Lynn](#)  
**Subject:** RE: LGNotice.New.REPL.App.5500.Lic.60153.CosmicKitchen  
**Date:** Thursday, March 19, 2026 11:03:05 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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Hello Scott,

The Homer Police Department has no objection to the AMCO application for the Cosmic Kitchen.

Thank you,



**Ofc. Michael Scanlon**

Homer Police Department  
625 Grubstake Ave  
Homer, AK 99603  
907-235-3150 (W)  
907-235-3151 (F)  
907-399-8122 (C)  
Mscanlon@ci.homer.ak.us

---

**From:** Mark Robl <mrobl@ci.homer.ak.us>  
**Sent:** Friday, March 13, 2026 9:55 AM  
**To:** Lisa Linegar <llinegar@ci.homer.ak.us>  
**Cc:** Michael Scanlon <Mscanlon@ci.homer.ak.us>  
**Subject:** FW: LGNotice.New.REPL.App.5500.Lic.60153.CosmicKitchen

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**From:** Department Police <[police@ci.homer.ak.us](mailto:police@ci.homer.ak.us)>  
**Sent:** Friday, March 13, 2026 9:49 AM  
**To:** Mark Robl <[mrobl@ci.homer.ak.us](mailto:mrobl@ci.homer.ak.us)>  
**Subject:** FW: LGNotice.New.REPL.App.5500.Lic.60153.CosmicKitchen

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**From:** Scott Lynn <[slynn@ci.homer.ak.us](mailto:slynn@ci.homer.ak.us)>  
**Sent:** Friday, March 13, 2026 9:20 AM  
**To:** Department Police <[police@ci.homer.ak.us](mailto:police@ci.homer.ak.us)>  
**Subject:** FW: LGNotice.New.REPL.App.5500.Lic.60153.CosmicKitchen

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**From:** Sawyer, Jane Preston (CED) <[jane.sawyer@alaska.gov](mailto:jane.sawyer@alaska.gov)>  
**Sent:** Wednesday, February 18, 2026 11:40 AM  
**To:** Melissa Jacobsen <[MJacobsen@ci.homer.ak.us](mailto:MJacobsen@ci.homer.ak.us)>; Department Clerk <[clerk@ci.homer.ak.us](mailto:clerk@ci.homer.ak.us)>; Amy Woodruff <[AWoodruff@ci.homer.ak.us](mailto:AWoodruff@ci.homer.ak.us)>; Turner, Michele <[micheleturner@kpb.us](mailto:micheleturner@kpb.us)>; Essert, Sue Ellen <[sessert@kpb.us](mailto:sessert@kpb.us)>; [mjenkins@kpb.us](mailto:mjenkins@kpb.us); [nscarlett@kpb.us](mailto:nscarlett@kpb.us); [rraidmae@kpb.us](mailto:rraidmae@kpb.us); Lopez, Samantha <[slopez@kpb.us](mailto:slopez@kpb.us)>; [hmill@kpb.us](mailto:hmill@kpb.us)  
**Cc:** AMCO Local Government Only (CED sponsored) <[amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov)>; [tnolanak@gmail.com](mailto:tnolanak@gmail.com)  
**Subject:** LGNotice.New.REPL.App.5500.Lic.60153.CosmicKitchen

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning, and thank you. This application is scheduled for the board meeting in April.



**Department of Commerce, Community,  
and Economic Development**  
ALCOHOL & MARIJUANA CONTROL OFFICE  
550 West 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
Main: 907.269.0350

February 18, 2026

**City of Homer**

Via email: [mjacobson@ci.homer.ak.us](mailto:mjacobsen@ci.homer.ak.us); [clerk@ci.homer.ak.us](mailto:clerk@ci.homer.ak.us); [awoodruff@ci.homer.ak.us](mailto:awoodruff@ci.homer.ak.us)

**Kenai Peninsula Borough**

Via email: [micheleturner@kpb.us](mailto:micheleturner@kpb.us); [sessert@kpb.us](mailto:sessert@kpb.us); [mjenkins@kpb.us](mailto:mjenkins@kpb.us); [nscarlett@kpb.us](mailto:nscarlett@kpb.us); [rraidmae@kpb.us](mailto:rraidmae@kpb.us); [slopez@kpb.us](mailto:slopez@kpb.us); [hmill@kpb.us](mailto:hmill@kpb.us)

Our App. ID: 5500

**License No.: 60153**

License Type: Restaurant or Eating Place License (REPL)

Applicant: Cosmic Homer, LLC

DBA: Cosmic Kitchen

Premises address: 510 E Pioneer Ave., Homer, AK 99603

Contact: Lisa Nolan / 509-845-9856 / [lnolanak@gmail.com](mailto:lnolanak@gmail.com)

- New Application**     **Transfer of Ownership Application**
- Transfer of Location Application**         **Transfer of Controlling Interest Application**
- Endorsement**

This is your notice under AS 04.11.520 of a new alcoholic beverage license application.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 305.085(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable. To protest the application referenced above, please submit your protest within 60 days and show proof of service upon the applicant.

AS 04.11.491 – AS 04.11.509 provide that the board will deny a license application if the board finds that the license is prohibited under as a result of an election conducted under AS 04.11.507.

AS 04.11.420 provides that the board will not issue a license when a local governing body protests an application on the grounds that the applicant’s proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the alcohol establishment, unless the local government has approved a variance from the local ordinance.

Sincerely,  
Jane P. Sawyer, Program Coordinator 2  
For, Kevin Richard, Director [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov)



Friday, February 20, 2026

**Sent via email:** [clerk@ci.homer.ak.us](mailto:clerk@ci.homer.ak.us)

Amy Woodruff, City Clerk  
City of Homer

RE: Non-Objection of Application

Licensee/Applicant	:	Cosmic Homer, LLC
Business Name	:	Cosmic Kitchen
License Type	:	Restaurant/Eating Places
License Location	:	510 E Pioneer Avenue, Homer AK 99603, City of Homer
License No.	:	60153
Application Type	:	New Liquor License

Dear Ms. Woodruff,

This serves to advise that the Kenai Peninsula Borough has reviewed the above referenced application and has no objection.

Should you have any questions, or need additional information, please do not hesitate to let us know.

Sincerely,

Michele Turner, CMC  
Borough Clerk

cc: [cosmickitchen@homereateries.com](mailto:cosmickitchen@homereateries.com);

<mailto:amco.localgovernmentonly@alaska.gov>

**From:** [Michael Scanlon](#)  
**To:** [Scott Lynn](#)  
**Subject:** RE: Renewals  
**Date:** Thursday, March 19, 2026 10:47:56 AM  
**Attachments:** [image001.png](#)

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Hello Scott,

Homer Police Department has no objections to the AMCO application for Spittoon LLC (Red Table BBQ).

I'll change my signature after 1300 today, if that matters for the application.

Thank you,



**Ofc. Michael Scanlon**

Homer Police Department  
625 Grubstake Ave  
Homer, AK 99603  
907-235-3150 (W)  
907-235-3151 (F)  
907-399-8122 (C)  
Mscanlon@ci.homer.ak.us

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**From:** Lisa Linegar <llinegar@ci.homer.ak.us>  
**Sent:** Thursday, March 19, 2026 9:01 AM  
**To:** Michael Scanlon <Mscanlon@ci.homer.ak.us>  
**Subject:** FW: Renewals

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**From:** Scott Lynn <slynn@ci.homer.ak.us>  
**Sent:** Wednesday, March 18, 2026 11:38 AM  
**To:** Lisa Linegar <llinegar@ci.homer.ak.us>  
**Subject:** RE: Renewals

Thank you there is one more that they would like to get on the agenda. Also Amy said that

if you have no objection to them and confirm that to us even via email that will work as well.

Scott Lynn  
Deputy City Clerk I

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**From:** Lisa Linegar <[llinegar@ci.homer.ak.us](mailto:llinegar@ci.homer.ak.us)>  
**Sent:** Wednesday, March 18, 2026 11:35 AM  
**To:** Scott Lynn <[slynn@ci.homer.ak.us](mailto:slynn@ci.homer.ak.us)>  
**Subject:** RE: Renewals

Hey Scott,

I am working on these with the new Chief. When he approves them, we'll get the memos over to you.

Thanks,  
Lisa

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**From:** Scott Lynn <[slynn@ci.homer.ak.us](mailto:slynn@ci.homer.ak.us)>  
**Sent:** Wednesday, March 18, 2026 8:13 AM  
**To:** Lisa Linegar <[llinegar@ci.homer.ak.us](mailto:llinegar@ci.homer.ak.us)>  
**Subject:** Renewals

Good morning, I sent some AMCO licenses for review by the police department on Friday were they received? Did I do them wrong? We are trying not get the memos back from PD so the can be put in front of council on Monday. If there is anything I can fix please let me know!

Thank you  
Scott Lynn  
Deputy City Clerk I



Wednesday, March 18, 2026

**Sent via email:** [clerk@ci.homer.ak.us](mailto:clerk@ci.homer.ak.us)

Amy Woodruff, City Clerk  
City of Homer

RE: Non-Objection of Application

Licensee/Applicant	:	Spittoon LLC
Business Name	:	Red Table BBQ
License Type	:	Restaurant/Eating Places
License Location	:	4400 Homer Spit Rd No 1 Homer Alaska 99603, City of Homer
License No.	:	60154
Application Type	:	New Liquor License

Dear Ms. Woodruff,

This serves to advise that the Kenai Peninsula Borough has reviewed the above referenced application and has no objection.

Should you have any questions, or need additional information, please do not hesitate to let us know.

Sincerely,

Michele Turner, CMC  
Borough Clerk

cc: [redtablebbq@homereateries.com](mailto:redtablebbq@homereateries.com);

<mailto:amco.localgovernmentonly@alaska.gov>



# MEMORANDUM

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CC-26-073

## Federal and State Grant-Funded Projects Update

**Item Type:** Informational Memorandum  
**Prepared For:** Mayor Lord and Homer City Council  
**Date:** March 20, 2026  
**From:** Jenny Carroll, Special Projects and Communications Coordinator  
**Through:** Melissa Jacobsen, City Manager

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This memo provides supplementary information for the March 23, 2026 City Manager's Report: an update on Federal and State grant applications currently in progress or submitted in support of City of Homer projects.

The attached chart lists active grant-funded projects currently being managed by City staff, including project status, funding sources, project leads and relevant details.

**RECOMMENDATION:**  
Informational Only.

**ATTACHMENTS:**  
Grant Summary – March 23, 2026

## Grant Summary - March 23, 2026

Active Projects	Year	TPC	Grant Source	Funds Received	Local Match	Project Leads Support Staff	Notes
<b>Land Conservation - Clean Up</b>							
Kachemak Sponge Peatlands	FY23	\$4,388,791	NOAA Habitat Conservation KBNERRS lead/City partner	\$ 1,171,410	\$0	Julie Engebretsen	Awarded 4/1/2023; UAA accepts award Ord 23-46 Accepts Sub-Grant Award
Bridge Creek Watershed	FY24	\$1,500,000	NOAA Habitat Conservation City lead	\$1,500,000	\$0	Julie Engebretsen	Applied 8/2024 - Reso 24-077 Awarded 10/2025 - Ord 25-62
HERC HazMat Assessment/Cleanup	FY25		AK DEC Brownfields Assessment & Cleanup (DBAC) Program	Services only	\$0	Julie Engebretsen Jenny Carroll	Applic submitted 2/2024; HazMat Assessment complete; Draft Analysis of Cleanup Alternatives (ABCA) complete; Public Comment Period April-May 2026
<b>Transportation Infrastructure</b>							
Homer All-Ages & Abilities Pedestrian Pathway (HAPP)	FY23	\$3,875,500	Sate of Alaska Transportation Alternatives Program (TAP)	\$3,486,787	\$388,713 Secured (HART)	Jenny Carroll Dan Kort Julie Engebretsen	Applied 2/2023 - Reso 23-011 Award announced 4/2024 ADOT site visit for scope/cost est 10/2025 MOA for project pending
Non-motorized Transportation Planning, Design & Permitting (REACH)	FY25	\$2,050,000	Federal FY25 BUILD Planning Grant	\$2,050,000	\$0	Jenny Carroll Dan Kort Julie Engebretsen	Award announced 12/2025 Welcome meeting 1/2026 Grant agreement negotiation & obligation pending Completion deadline 9/30/2034
Float System 4 Replacement		\$17,053,846					
	FY24		Denali Commission	\$1,100,000	\$1,105,000	Bryan Hawkins Leon Galbraith	Applied 4/2024 Accepted 3/2025 - Ord 25-17(S) Match secured - Port & Harbor funds
	FY26		FY26 Appropriation - MARAD Port Infrastructure Development Program (PIDP)	\$250,000	\$0	Jenny Carroll Bryan Hawkins	Grant negotiation & obligaton pending
	FY25		PIDP	pending	\$4,473,856 pending award	Jenny Carroll Bryan Hawkins	Applied 9/2025 - Reso 25-080 Award annoucement pending Revenue Bond for match pending award
<b>Water/Sewer Infrastructure</b>							
Raw Water Transmission Main	FY21	\$2,229,333	FEMA Hazard Mitigation Grant Program	\$2,229,333	\$0	Dan Kort Leon Galbraith	Submitted 1/30/2020 Obligated 11/2023 - Ords 23-58, 23-59 & 25-14; Ground breaking 4/2026; Est construction completion 10/2026
A-Frame Water Transmission Main	FY26		AK DEC Clean Water Revolving Loan Fund	\$1,331,882.00	\$0	Dan Kort	Applied 9/2025 - Reso 25-007 100% principal forgiveness on loan
	FY26		FY26 Appropriation - EPA Clean Drinking Water	\$937,868.00	\$250,100	Dan Kort Jenny Carroll	Award announced 1/2026; Match from ADEC funds possible
<b>IT - Communications</b>							
Cybersecurity Grant	FY23	\$328,934	AK Division of Homeland Security	\$328,934	\$0	Bill Jirsa	Award accepted Ord 24-58; Project 1 of 3 complete. 2 RFPs pending.

## Grant Summary - March 23, 2026

Active Projects	Year	TPC	Grant Source	Funds Received	Local Match	Project Leads Support Staff	Notes
<b>Facilities</b>							
<b>Public Library Security Grille</b>	FY26		Rasmuson Foundation	\$19,000	\$0	Dave Berry	Award accepted Ord 25-65
<b>ADA Benches on Harbor Walking Path</b>	CY2024	\$4,613	Kenai Peninsula Borough Commercial Passenger Vessel Tax	\$4,613	\$0	Port & Harbor staff	Award accepted Ord 25-41(A)
Applications Submitted - Award Announcement Pending	Year	Project	Activity Supported	Funds Requested	Local Match	Project Leads Support Staff	Notes
<b>Rural and Tribal Assistance Pilot Program - Federal Highway Admin</b>	FY26	Homer Harbor Expansion	HHE Local Service Facilities and Financial Planning	\$363,896	\$110,598	Jenny Carroll Bryan Hawkins	Applied 9/2025; no timefraem for award notification given
<b>US Department of Interior</b>	2026	Wildland Urban Interface Fire Response	Slip-On Tanker Unit	TBD	\$0	Dan Jager	Applied 3/2026; Anticipated award annoucement between May and Sept 2026



# MEMORANDUM

CC-26-074

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## Suggested next steps for Short-Term Rentals Resolution

**Item Type:** Informational Memorandum  
**Prepared For:** Mayor Lord and Homer City Council  
**Date:** March 23, 2026  
**From:** Councilmember Davis

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I want to express my appreciation for the initiative of the Community Development (CD) Department to develop formal guidance for the Planning Commission (PC) and the Economic Development Advisory Commission (EDC) as they consider the issue of short-term rentals (STRs) in Homer. I also understand that staff is seeking two Council sponsors to work with the Administration on a resolution to provide direction on next steps.

I also appreciate the work already undertaken by both commissions. The EDC has indicated a desire to evaluate a range of potential regulatory scenarios, and the Planning Commission has requested Council direction regarding the exploration of long-term rental incentives. As this work moves forward, I hope that all councilmembers and interested members of the public will share their perspectives with CD so that the scope of inquiry is as complete and balanced as possible.

The following thoughts are offered for consideration as two councilmembers work with staff to develop a resolution to guide the commissions' efforts.

### Context and Framing

There is clear and growing community interest in the impacts of STRs. This has been reflected in housing forums, public comment during the Comprehensive Plan process, and ongoing community discussions. Key concerns include:

- Potential impacts on the availability of summer workforce housing and year-round housing;
- Effects on residential neighborhood character, including noise, parking, and general compatibility with surrounding uses.

It may also be helpful to recognize that STRs are not a single, uniform category, but rather exist along a continuum—for example, from locally managed or owner-occupied properties where someone is enhancing their ability to afford to live in Homer, and is present or nearby to address issues; to properties owned by investors from outside the community and/or the state, used primarily for

seasonal STR activity with limited local presence. These distinctions may be relevant when evaluating different policy approaches.

This work should also build on, and not duplicate, the forthcoming Title 21 rewrite, which is expected to include a definition of STRs and a basic registration framework.

### **Potential Scope of Work for the Commissions**

Commissions may wish to consider:

- Whether registration of STRs with the City should be required and how such a system would operate, including mechanisms for consistent and enforceable sales tax collection;
- Whether, and to what extent, existing City code governing bed-and-breakfast operations could be extended or adapted to STRs;
- Whether standards regarding local management or response times (e.g., on-site, adjacent, or within a defined distance) should be considered;
- Whether tax policy tools or other incentives could be evaluated to understand their potential effects on ownership patterns, housing availability, and overall fairness within the tax structure;
- Potential incentives or policy tools to encourage long-term rental housing, including how STR regulation and long-term housing incentives might interact, consistent with the Planning Commission's request for Council direction on this topic;
- Comparative analysis of approaches used in other Alaska communities and similarly situated municipalities, including potential economic and housing impacts;
- Administrative feasibility, enforcement capacity, and the potential costs and benefits of various approaches.

These are intended as areas of inquiry rather than conclusions. The goal is to support a thorough and balanced evaluation of potential options.

**From:** [janie leask](#)  
**To:** [Mayor Email](#); [Department Clerk](#)  
**Subject:** Airport closure  
**Date:** Monday, March 23, 2026 11:29:58 AM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mayor Lord and members of the Homer City Council,

I read the following this morning and don't understand the tradeoffs. Is there flooding? If not couldn't the City install portapottys and hand sanitizers vs. losing the airport, which aside from the road, is our only way in/out of Homer?

Respectfully,  
Janie Leask

Due to a water line break, the Homer Airport Terminal is temporarily closed.

Aleutian Airways flights have been canceled; if your flight has been affected, call Aleutian Airways at 907-600-4991. Alaska Bus Company services out of the terminal are not affected. They can be reached at 907-299-6806.

The City is working on repairs, but at this time we have no estimate of when the terminal will reopen to the public.

[Sent from Yahoo Mail for iPad](#)