



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Lord and Homer City Council
 FROM: Melissa Jacobsen, City Manager
 DATE: May 20, 2026
 SUBJECT: City Manager's Report for May 26, 2026 Council Meeting

Draft Feasibility Study 30-Day Comment Period

The US Army Corps of Engineers (USACE) Draft Feasibility Report (DFR) for the Homer Harbor Expansion (HHE) Study is scheduled to open Friday, May 22nd. According to the information distributed to HHE website subscribers, the DFR summarizes the full body of the work completed during the general investigation study, including the engineering, environmental, and economic analysis of each alternative considered, the factors that led to the selection of the Alternative 2 as the Tentatively Selected Plan, and the proposed projects estimated cost and benefits.

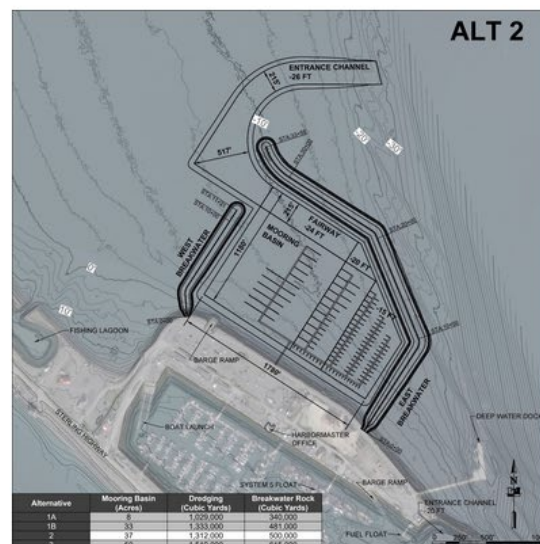
The USACE will publish the report and instructions for how to submit comments to the USACE on the Alaska District website under Reports and Studies and hard copies will be available for review at the Homer Public Library and the Clerks Office at Homer City Hall. The link was not available at the writing of this report, so check the City Website for more information on or after May 22nd.

There will be a Joint Worksession on June 8th at 4:00 p.m. at City Hall Cowles Council Chambers with the City Council and Port and Harbor Advisory Commission. It will be an opportunity to review components of the DFR and for City Leadership to ask questions of City and HDR staff involved in the development. If you'd like to join the HHE email list to receive updates like this, go to <https://homerharborexansion.com/>

Alternative 2 Details

- Mooring Basin: 37 acres
- Dredging: 1,312,000
- Breakwater Rock: 500,000 cy
- Breakwater alignments remain the same after geotechnical study results; breakwater cross-section widened from 15'-20'
- The parking area does not appear in the current diagram because the USACE considers it a Local Service Facility – not required for safe navigation and moorage and therefore outside the federal project scope. The City fully recognizes the importance of adequate parking to harbor users and the community and is committed to addressing this as a key consideration in future design phases.

USACE Design Alternatives



Alaska Remote Sellers Sales Tax Commission (ARSSTC) Changes

The ARSSTC was established in 2019 to coordinate sales tax collection for remote sales into Alaska, and the City of Homer is a member. The ARSSTC recently approved amendments to its Intergovernmental Agreement (IGA) and Uniform Code (UC). The primary IGA change authorizes the Commission to collect from marketplace facilitators if a member jurisdiction opts in. The UC amendments add definitions related to accommodations and room charges.

Currently, the Kenai Peninsula Borough (KPB) collects remote sellers' sales tax on behalf of the City for businesses with a physical presence in the borough, including short-term rentals and retailers such as Walmart and Home Depot. The Assembly introduced Ordinance 2026-24 at its May 19 meeting to opt out of the ARSSTC changes. This would allow KPB to continue collecting these taxes and enforcing sales tax obligations for entities with a borough presence.

As a member, the City must decide whether to opt in or out and I will bring forward an ordinance at the next meeting. A key consideration is fiscal impact: opting in would increase service fees. The fees are Because KPB currently collects taxes from businesses with a physical presence, the City does not pay service fees on those sales from short-term rentals and major retailers. If the City opts in, it will become responsible for the additional fees. Fees to participate in the program include GovOS (filing platform) base rate of 12% or lower based on annual tax revenue tier, ATR (Tax Technology and Research) fixed at 1.4% and ASSRTC Commission fee fixed at 2.25%.

2026 Cruise Ship Schedule

The Chamber of Commerce has provided a copy of the 2026 Cruise Ship schedule for Homer, and a copy is attached to my report. The first one arrived on May 19, the Viking Venus carrying 930 passengers, and despite the cool start to the day it was lovely to see our guests walking in town and enjoying all that Homer has to offer.

Short Term Rental Update

The EDC has commenced work at the Council's direction regarding short-term rentals. A work plan has been developed for the coming months so the Commission can complete their recommendations to the Council by late October. A city website dedicated to the EDC's work will be launched soon and will include meeting dates so that interested members of the public may stay informed. Short term rental regulation and housing were hot topics at the EDC's May meeting and in the written comments submitted for the Title 21 Rewrite.

Attachments:

- City of Homer Employee Anniversaries
- Homer Harbor Expansion Draft Feasibility Report Information Flyer
- Kenai Peninsula Borough Backup Memo to KPB Ordinance 2026-24
- 2026 Chamber of Commerce Cruise Ship Schedule
- Letter from the Division of Elections regarding Polling Place Changes for Homer-Area Precincts



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Memorandum

TO: MAYOR LORD AND CITY COUNCIL
FROM: Andrea Browning
DATE: May 26, 2026
SUBJECT: May Employee Anniversaries

I would like to take the time to thank the following employees for the dedication, commitment and service they have provided the City and taxpayers of Homer over the years.

Sean McGrorty	Port	10	Years
Ralph Skorski	Public Works	8	Years
Taylor Crowder	Police	5	Years
Sean Love	Public Works	5	Years
Galina Orlova	Fire	2	Years



Coming Soon!

Draft Feasibility Report and 30-day Public Comment Period

May 22

More info

The report summarizes the economic, engineering and environmental analyses and why Alternative 2 was recommended to reduce overcrowding and improve safety in Homer Port & Harbor.

From May 22 to June 20, review the report and comment. Are there operational, environmental, design or community factors the Corps should consider that aren't reflected in the report?



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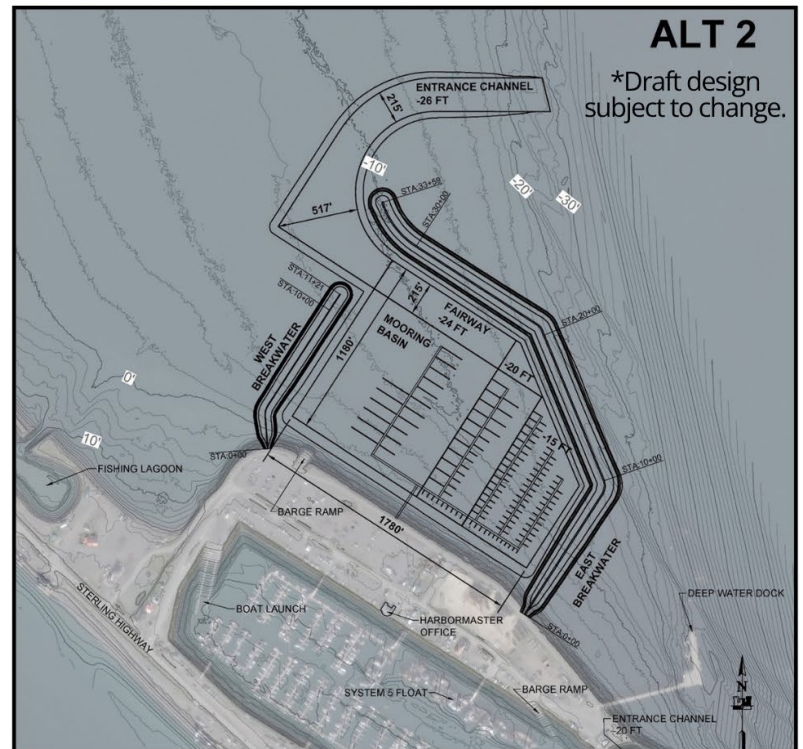
The US Army Corps of Engineers is wrapping up a feasibility study of options to alleviate navigational safety risks, overcrowding, and operational inefficiencies in Homer Port & Harbor.

They recommend Alternative 2, a new 37-acre basin adjacent to the existing harbor to accommodate:

- all large vessels on the overcrowded System 5 transient float,
- vessels relying on the Deep Water Dock for moorage, and
- all vessels on the Harbor's current waitlist.

Note: A parking area does not appear in Alt 2 because it is not required for safe navigation and moorage and therefore outside the federal design scope, but it will be addressed by the City in a future design phase.

On May 22, the Corps will publish the draft report and instructions on how to comment on the USACE Alaska District website under Reports and Studies: <https://www.poa.usace.army.mil/Library/Reports-and-Studies/>. Hard copies will be available at Homer Public Library and the Homer City Clerk's office at City Hall.



The Draft Feasibility Report is not a construction commitment — it is a study that recommends Alternative 2 as the path forward. Community members, harbor users, and stakeholders are encouraged to review the report and comment by June 20. The report is long, but the executive summary gives an overview, while the appendices provide backup data.

Kenai Peninsula Borough

Finance Department

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members, KPB Assembly

THRU: Peter A. Micciche, Borough Mayor *PM*

FROM: Brandi Harbaugh, Finance Director *BH*

DATE: May 7, 2026

RE: Ordinance 2026-24, Amending KPB Chapter 5.19, Uniform Remote Seller Sales Tax Code, in Accordance with Amendments Adopted by the Alaska Remote Seller Sales Tax Commission (Mayor)

At its March 31, 2026, Alaska Remote Seller Sales Tax Commission (ARSSTC) members meeting, the membership, by majority vote, approved amendments to the Uniform Remote Seller Sales Tax Code (Uniform Code). The approved changes are intended to allow a municipality, if it so elects, to require certain marketplace facilitators that facilitate services and rentals within a municipality, to report and remit directly to the ARSSTC. This would require certain marketplace facilitators who service local businesses for qualifying services to file with the ARSSTC instead of locally with the Kenai Peninsula Borough.

Member jurisdictions requested the option to decide whether to opt-in to the revisions. It is in the best interest of the Kenai Peninsula Borough to retain current code changes related to businesses, including marketplace facilitators, that have a physical presence in the KPB and not elect to change current practices to require such business file with ARSSTC. Implementing a split reporting situation will impose complex and duplicative filing requirements on local businesses and require additional reconciliations between filings. The fees associated with the ARSSTC range between 15.65% at the beginning of each calendar year and 7.65% depending on where the tiered fee arrangement is at the time of the transaction. Therefore, opting-in would also reduce sales tax revenues available for funding education.

Your consideration is appreciated.

Homer, AK

2026 Cruise Ship Schedule



May

Tuesday

May 19, 2026
Viking
Venus
(930 guests)
08:00-18:00

Tuesday

May 26, 2026
Ritz Carlton
Luminera
(452 guests)
08:00-20:00

June

Sunday

June 7, 2026
Viking Orion
(930 guests)
08:00-18:00

Monday

June 22, 2026
Crystal
Symphony
(606 guests)
08:00-17:00

July

Tuesday

July 7, 2026
Hanseatic
Inspiration
(230 guests)
06:00-22:00

Saturday

July 11, 2026
Hanseatic
Inspiration
(230 guests)
06:00-22:00

August

Tuesday

Aug. 4, 2026
Hanseatic
Inspiration
(230 guests)
06:00-22:00

Saturday - Monday

Aug. 8-10,
2026
World of
Residencea
(200 guests)

Saturday
09:00

Monday
22:00

Saturday

Aug. 22, 2026
Viking
Orion
(930 guests)
09:00-19:00

Sept

Friday

Sept. 4, 2026
Silversea
Silver Moon
(596 guests)
08:00-18:00

Saturday

Sept. 12, 2026
Viking
Venus
(930 guests)
08:00-18:00

Wednesday

Sept. 23, 2026
Holland
America
Zaandam
(1432 guests)
08:00-17:00

Oct

Thursday

Oct. 1, 2026
Viking
Orion
(930 guests)
08:00-18:00

For more information on the
Cruise Ship Schedule please
contact the Homer Chamber of
Commerce & Visitor Center at
907-235-7740. Or visit us at
201 Sterling Highway,
Homer AK 99603



Director's Office
PO Box 110017
Juneau, Alaska 99811-0017
907-465-4611 907-465-3203 FAX
elections@gov.state.ak.us



Region I Office
9109 Mendenhall Mall Rd, Ste 3
Juneau, AK 99801-7136
907-465-3021; 907-465-2289 FAX
electionsrl@alaska.gov

STATE OF ALASKA
Division of Elections
Office of the Lieutenant Governor

May 7, 2026

Amy Woodruff
City Clerk
491 E Pioneer Ave
Homer AK 99603-7624

Dear Amy:

As required by Alaska Statute 15.10.090, this letter serves notice that the Division of Elections has changed the Election Day polling place location for the following precinct:

Precinct	Old Location	New Location
06-210 Diamond Ridge	Homer Chamber of Commerce 201 Sterling Hwy Homer, AK 99603	Kachemak Bay Campus 500 E Pioneer Ave Homer, AK 99603
06-230 Homer No. 1	Homer City Council Chambers 491 E Pioneer Ave Homer, AK 99603	Kachemak Bay Campus 500 E Pioneer Ave Homer, AK 99603

The above changes will be in effect for the November 3rd, 2026 Kenai Peninsula Borough election and all future state and federal elections.

If you have questions or concerns about the above changes, please feel free to contact me.

Sincerely,
Region I Elections Staff