

**NOTICE OF MEETING
REGULAR MEETING AGENDA**

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA

4. RECONSIDERATION

5. APPROVAL OF MINUTES

- A. November 10, 2014 Regular Meeting Minutes **Page 3**

6. VISITORS/PRESENTATIONS

- A. Steve Rouse, Executive Director KPHI

7. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORTS

- A. Memorandum from Community & Economic Development Coordinator Koester Re: Updates since last Regular Meeting **Page 7**

8. PUBLIC HEARING

9. PENDING BUSINESS

- A. Affordable Housing **Page 9**
i. Email from City Attorney Klinkner Re: Municipal Authority for Tax Incentives and Deferrals

10. NEW BUSINESS

11. INFORMATIONAL ITEMS

- A. Email from Commissioner Brown Re: Update & Directives **Page 11**
B. City Manager's Report- December 8, 2014 and January 12, 2015 **Page 15**
C. Industry Outlook Forum Agenda **Page 19**

12. COMMENTS OF THE AUDIENCE

13. COMMENTS OF THE CITY STAFF

14. COMMENTS OF THE COUNCILMEMBER (If one is assigned)

15. COMMENTS OF THE CHAIR

16. COMMENTS OF THE COMMISSION

17. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR TUESDAY, FEBRUARY 10, 2015 at 6:00 p.m. in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska.

Session 14-04 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Barth at 6:00 p.m. on November 10, 2014 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER ARNO, BARTH, BROWN, ROSS

STAFF: COMMUNITY & ECONOMIC DEVELOPMENT COORDINATOR KOESTER
DEPUTY CITY CLERK JACOBSEN

ADVISORY MEMBERS: COUNCILMEMBER ZAK
MARINE TRADES REPRESENTATIVE MARTIN

AGENDA APPROVAL

Chair Barth called for a motion to approve the agenda.

ARNO/ROSS MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

RECONSIDERATION

APPROVAL OF MINUTES

A. October 14, 2014 Regular Meeting Minutes

Chair Barth called for a motion to approve the minutes.

ARNO/BROWN MOVED TO APPROVE THE MINUTES.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORT

PUBLIC HEARINGS

PENDING BUSINESS

- A. Affordable Housing
 - i. American Community Survey: Statistics on Housing in Homer
 - ii. Staff Report: Example Affordable Housing Initiatives

The Commission discussed that if the city is not going to invest in affordable housing, there needs to be investors who come in to start developing. They touched on funding available through grants, HUD, and AHFC. The group also addressed the distinction between affordable housing and low income housing. Affordable housing relates more to the ratio that 30% of one's disposable income would be allocated toward housing. It could be beneficial to exploring tax incentives or exemptions for developers, giving them less burden to carry when developing property.

Other discussion points referenced housing for seniors and people with disabilities. Seniors are coming to Homer and competing with current residents for limited housing and services. It comes back to who wants to invest in our neighborhoods and how do we provide incentives for development. Homer has limited resources, compared to other cities.

Kenai Peninsula Housing Initiative (KPHI) has done some developing in Homer to accommodate low income housing and housing for people with disabilities. Because of challenges of developing in Homer, KPHI has moved their focus to Soldotna, where they are working on several projects with better support from the city. KPHI projects are done with HUD and AHFC money.

They also addressed that there is a need to be able to attract young families to Homer, and question is it affordable for them to live here. Rochester, NY works with participating employers to offer a cash incentive to employees who come to the community and purchase a home. The idea is interesting to put money in up front and the City will continue to get the tax revenue from the family coming to Homer. This raises the issue of sustainable jobs in Homer for families who want to live here.

Chair Barth said he would attend the November City Council meeting and address this information with Council to see if they have any feedback or direction for the Commission on the affordable housing topic. He will touch on tax incentives and value of focusing on younger families.

NEW BUSINESS

INFORMATIONAL ITEMS

- A. Park, Art, Recreation and Culture (PARC) Needs Assessment Flier
- B. City Manager's Report

There was brief discussion about the PARC survey and open house.

COMMENTS OF THE AUDIENCE

COMMENTS OF CITY STAFF

COMMENTS OF THE COUNCILMEMBER

Councilmember Zak said it was good discussion tonight. He thinks there is a lot to be optimistic about and maybe a few minor changes and the work this group is doing will help bring families here.

COMMENTS OF THE CHAIR

Chair Barth asked the group to reach out to help get more members for the Commission.

COMMENTS OF THE COMMISSION

Commissioner Brown appreciates being able to weigh in on these issues because he is investing his next 25 years in the community. He thinks Homer has the potential, that it's their time to enjoy it, and they have the resources to do it.

Commissioner Ross said he's excited to see some positive progress on the affordable housing topic.

Marine Trade Rep Martin said there was good discussion on affordable housing and would like to see some effort put into seeing what can be done to make it easier for KPHI to do their work in Homer.

Commissioner Arno commented they are making progress and he's glad Councilmember Zak is here and can help sell it to the Council.

ADJOURN

There being no further business to come before the Commission the meeting adjourned at 7:20 p.m. The next regular meeting is scheduled for Tuesday, December 9, 2014 at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____



City of Homer

www.cityofhomer-ak.gov

Administration

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Memorandum

TO: Homer Advisory Economic Development Commission
FROM: Katie Koester, Community and Economic Development Coordinator
DATE: January 6, 2015
SUBJECT: Staff Report: Update on Activities since November 10 meeting

Industry Outlook Forum

I will have attended the Industry Outlook Forum sponsored by Kenai Peninsula Economic Development District by the time we meet and can update you on the presenters verbally. The theme of this year's Forum is "Impacts of Success – The Renaissance Continues." The Forum will give an update on major peninsula industries, including oil and gas. I included a copy of the agenda in your packet and can update you verbally.

City Manager Search

The City is pleased to welcome Marvin Yoder as interim city manager. His first day of work was January 5. Mr. Yoder has 22 years in municipal management. Previous posts include Interim City Manager for the City of Fort Yukon, Deputy Administrator for the City of Wasilla, Seward Interim City Manager and 10 years in Galeena as City Manager. Mr. Yoder comes highly recommended by outgoing Manager Wrede. Meanwhile, the search for a permanent manger continues. Copies of applications can be found at the Clerk's office, if anyone is interested. The City has up to 6 months to hire a permanent manger.

Biz Idea Contest

Biz idea is an annual event sponsored by Friends of the Homer Public Library to promote local entrepreneurship. The Biz Idea contest ceremony was held November 20 as a culmination of iFest, a weekly series of evenings this fall geared towards innovation in business. Mayor Beth Wythe gave awards to Allen Engebretsen, Entrepreneur of the Year, with Honorable Mentions to Daniel Zatz and Adrienne Sweeney; and Biz Idea winner David Harris for his Fisherman's Boot Buddy, with second place to Bumppo Bremicker for his Kachemak Bay Community Co-op Storage idea, and third place to Susannah Webster for her Homer Community Workshop proposal.

Katie Koester

From: Thomas Klinkner <tklinkner@BHB.com>
Sent: Friday, November 14, 2014 5:23 PM
To: Katie Koester
Cc: Walt Wrede
Subject: RE: Tax question

Katie,

Such an exemption is authorized by AS 29.45.050(m). No state approval is required.

Here is the statutory language:

(m) A municipality may by ordinance partially or totally exempt all or some types of economic development property from taxation for up to five years. The municipality may provide for renewal of the exemption under conditions established in the ordinance. However, under a renewal, a municipality that is a school district may only exempt all or a portion of the amount of taxes that exceeds the amount levied on other property for the school district. A municipality may by ordinance permit deferral of payment of taxes on all or some types of economic development property for up to five years. The municipality may provide for renewal of the deferral under conditions established in the ordinance. A municipality may adopt an ordinance under this subsection only if, before it is adopted, copies of the proposed ordinance made available at a public hearing on it contain written notice that the ordinance, if adopted, may be repealed by the voters through referendum. An ordinance adopted under this subsection must include specific eligibility requirements and require a written application for each exemption or deferral. In this subsection "economic development property" means real or personal property, including developed property conveyed under 43 U.S.C. 1601 et seq. (Alaska Native Claims Settlement Act), that

- (1) has not previously been taxed as real or personal property by the municipality;
 - (2) is used in a trade or business in a way that
 - (A) creates employment in the municipality;
 - (B) generates sales outside of the municipality of goods or services produced in the municipality;
- or

- (C) materially reduces the importation of goods or services from outside the municipality; and
- (3) has not been used in the same trade or business in another municipality for at least six months before the application for deferral or exemption is filed; this paragraph does not apply if the property was used in the same trade or business in an area that has been annexed to the municipality within six months before the application for deferral or exemption is filed; this paragraph does not apply to inventories.

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From: Katie Koester [<mailto:kkoester@ci.homer.ak.us>]
Sent: Friday, November 14, 2014 4:10 PM
To: Thomas Klinkner
Cc: Walt Wrede
Subject: Tax question

Hi Tom,

I was hoping you could answer a quick question for the Economic Development Commission.

Can the City adopt certain incentives or deferrals on property taxes without prior approval by the State?

Thanks for your help.

Best,

Katie Koester
Community and Economic Development Coordinator
City of Homer
491 E. Pioneer Ave
Homer, AK 99603
Ph: (907)-435-3101
Fax: (907)-235-3148

Katie Koester

From: Patrick Brown <pbrown5@yahoo.com>
Sent: Wednesday, November 12, 2014 1:43 PM
To: Katie Koester
Subject: Commissioner Brown Update-Directives

Follow Up Flag: Follow up
Flag Status: Flagged

November 12, 2014

Katie Koester
Homer City Clerk
kkoester@ci.homer.ak.us

Katie:

I am submitting the following information to you seeking direction on several points.

I wanted to express my observations on our recent meeting concerning the concept of “Affordable Housing” and ask for some additional clarifications.

We reviewed “affordable housing” and it divides into two categories:

- 1) Subsidized Housing Requirements for residents
Seniors and the vulnerable populations of disabilities, mentally and physically disabled, vets, homeless, low-income, abused at-risk adults and children, and the chronically ill.
- 2) Young families with children desiring to locate to Homer and plant roots hopefully for a generation or more. This group is motivated by economics to live and thrive in our community.

There are programs in place to address the first group and Homer EDC recommends pursuit of these programs for our residents. It is worth noting that seniors outside our area especially from Anchorage are seeking to retire and relocate here putting a strain on our limited resources for our current residents.

My focus is to address the “Young Families” category. Economic generators such as the hospital provide living wages as compared to survival wages. Investors may be enticed to accomplish projects in Homer by incentives offered by the City of Homer. Ultimately, purchase of homes will provide the infrastructure to build our economy and city budget.

I believe building industry in Homer is the higher priority to fulfill. I understand the Chamber is responsible for PR work concerning the city. At our last meeting we learned about 260 inquiries a month are requested to learn more about our great city.

Reviewing the website and available materials I feel we may improve our posture from passive marketing to active aggressive marketing. My recent submission for the slogan; “Put your HOME in HOMER” is just one example to support our home team. I realize our Chamber is challenged with an interim director awaiting selection of a new director, personnel and budget issues with performance benchmarks on our many activities to generate revenues.

I have worked with other Chambers, city governments, military and business applications which resulted in “Anchors” within communities to grow business and communities and lay true economic foundations. I have chosen to make Homer my Home and anticipate another 25 years here, Lord willing and the creek don’t rise!

One key concept is referred to as “Anchor Businesses” such as the main stores of attraction at a mall. Having worked in the Mall of America in Minnesota, other smaller lesser known stores benefit and thrive. I just love the Lego Store!

My question is simple, as a Commissioner in the City of Homer Economic Development and Advisory Commission, do you want me to pursue the options of businesses relocating to Homer according to the CEDS, Comprehensive Economic Development Strategy?

As an example the IEDC meets in Anchorage October 2015 comprised of several hundred businesses and industry representatives-decision makers. I

submit for consideration our joint efforts with our KPED and AEDC to showcase Homer and take advantage of these opportunities.

I ask for guidance from our Chair and City Council.

Respectfully,
Commissioner Patrick Brown
Homer Economic and Development Advisory Commission



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MANAGER'S REPORT

December 8, 2014

TO: MAYOR WYTHE / HOMER CITY COUNCIL

FROM: WALT WREDE

UPDATES / FOLLOW-UP

NOTE: Some of these items appeared in the last report. I have updated them and brought them back in case the Council wanted to discuss.

Skyline Fire Station: This building is nearing completion. Several Council members and members of the public have asked if there would be some kind of ribbon cutting ceremony. Although we are all excited about bringing this facility in-line, Chief Painter has concerns that a grand opening might give people a false sense of security and an expectation that the facility is operational. The truth is that because we secured a legislative grant to refurbish two important pieces of equipment, (Engine 4 is being refurbished right now), the building won't have apparatus staged there until next fall. The Chief would also like to increase efforts to recruit and train volunteers who live up in that area and can respond directly to that station. A Memorandum from Chief Painter is attached which goes into more detail.

Marijuana Legalization: As you know, the initiative to legalize marijuana in Alaska passed. Many municipalities are already discussing this with respect to things like community attitudes, regulation and taxation. Interest in starting the public discussion has been expressed by Council members and the staff has been talking about it as well. Cities and Boroughs may be somewhat limited in what they can enact until the state drafts its new regulations but it will be good to be prepared in advance. The law contains some big gaps with respect to municipalities. So, it will be very important that municipal interests and concerns are represented when the state is drafting the regulations. Fortunately, Homer will be well represented at the table. The Association of Police Chiefs has formed a working group and engaged an attorney that will assist them in working with the State Department of Law. Chief Robl has been asked to participate. There is also a group of municipal attorneys who have formed to represent broader municipal interests including taxation and regulation. The City's law firm, Birch, Horton, Bittner, and Cherot has two attorneys in this working group, Holly Wells and Cortney Kitchen. There is talk about adding some municipal managers to the working group also. Holly and Cortney are currently working on a white paper on this topic which will be available to you in January. It will be important for the Council to stay engaged

with Holly and with Chief Robl on this topic so they are aware of your concerns and interest areas.

Islands and Ocean Roof: The City played a role in securing funding and finding a new State partner for the Kachemak Bay Research Reserve during the last legislative session and over the summer months. We are pleased that the University of Alaska Anchorage will likely be the new state partner. One of the issues that has arisen during the negotiations is that the University is leery of possible capital costs that they might be responsible for at the Islands and Ocean Center. It is possible that the University might reduce its footprint there or even move out completely, leaving USFWS without a tenant and possibly placing the entire facility in jeopardy. A specific concern is the roof. Apparently, as a cost cutting measure, a thin membrane roof with a ten year warranty was installed instead of a thicker, 30 year roof. This roof now needs to be replaced. The Research Reserve has inquired about whether the City would consider adding this project to its CIP list, either in 2015 or 2016. I bring this up here to get the subject out on the table and solicit some initial reactions. If Council is interested, Katie will draft up a project description and/or a resolution for your consideration.

Hertz Lease: Several months ago, the Council approved a new lease at the airport terminal for Pioneer Car Rental / Hertz. Since that time, the owner of Pioneer Car Rental has informed us that he no longer has an affiliation with Hertz. We are not overly concerned about that because the Lease Committee reviewed the lease proposal based upon the viability of Pioneer Car Rental and its owner. In other words, the financial information and experience of the owner/operator presented in the application were for Pioneer Car Rental as a stand-alone operation. The affiliation with Hertz was a bonus but approval of the proposal was not contingent upon that. So, we have made the adjustments to the lease. We believe Pioneer will still be a good tenant at the airport. There is a possibility that the City could lose some revenue related to volume of sales because of the detachment from Hertz.

Transition: During the remaining weeks in December I will be focused upon the transition and getting the office ready for a new occupant. I have asked the department heads to prepare transition reports for their departments by December 15 for use by the interim manager and the permanent manager when one is hired. I expect that the interim manager will be here for at least several days in December for an orientation and I will do as much as I can to prepare him to hit the ground running. I will be spending a fair amount of time cleaning up and organizing my electronic and paper files. I will also be working on a number of personnel issues including a new employment agreement for Chief Robl and overdue performance evaluations for all department heads and other staff members who report directly to me. I will also be working to tie up some loose ends regarding leases and property management.

ATTACHMENTS

1. Skyline Fire Station Memorandum: Chief Painter
2. Community Recreation Weekly Schedule
- 3.



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MANAGER'S REPORT

January 12, 2015

To: The Mayor and Council

From: Marvin L Yoder

Date: January 6, 2015

Thank all of you for the warm welcome I have received. The move from Palmer to Homer has gone very well.

Governors Ball The City has received information that there will be a Governors' Inauguration Ball in Kenai on January 30. The specifics are as follows: Old Kenai CARRS Mall, Doors Open - 5:30pm, No Host Bar - 6pm, Program/Dinner - 6:30pm, Desserts & Dancing, Semi-Formal/Formal Attire, Tickets - \$50 per person.

Capital Matching Grant The City of Homer scored well on their application for a State ADEC Matching Grant. The amount of the project is \$1,980,254. The City will be required to provide a 30% match.

If the CMG program is funded by the legislature, this grant will pay for two water main extensions; one on Shellfish Ave and the other on Kachemak Dr.

The Council will need to determine the funding source for the City match. In the past the city has utilized a DEC/EPA loan at 1.5% interest. This decision will be on a future agenda for Council action.

Island and Ocean Roof Update In his December manager report, Walt mentioned the need for funds to repair the roof on the Islands and Ocean building. Katie Koester has informed me that the USF&WS has appropriated funds to complete this project in 2015.

Katie also relayed the following message "Steve Delehanty, Refuge Manager for the Alaska Maritime National Wildlife Refuge, expressed thanks to the Homer City Council for their desire to help the facility and asked that partnership be considered in the future when they may need non-federal advocates. Steve also encouraged the City to do anything we can to keep the Kachemak Bay Research Reserve thriving and located in the Islands and Ocean Visitor Center."

Land Leases The City has received notice from the Coast Guard and from Petro Marine that they would like to extend their leases with the City.

Currently, we are awaiting a lease proposal from the Coast Guard. Once a proposed lease is received, the lease committee will review it. You can expect this to be an agenda item in the near future.

The Petro Marine Lease does not expire for two years. They are simply giving notice of their intent to continue leasing the property.



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INDUSTRY OUTLOOK FORUM
“Impacts of Success ~ The Renaissance Continues”

HOSTED BY

*Kenai Peninsula Economic Development District
 And Sponsored By*

*City of Kenai, City of Soldotna,
 And Kenai Chamber of Commerce*

Wednesday, January 7th, 2015

8:30	Registration and Continental Breakfast <i>Sponsored by Alaska USA Insurance</i>
9:00	Welcome Pat Porter, Mayor of Kenai Pledge of Allegiance Self-Introduction Moderator: Tim Dillon <i>Kenai Peninsula Economic Development District Board of Directors City Manager of Seldovia</i>
9:15	Project Overview Larry Persily, Federal Office for Alaska Gas Line Projects (Confirmed)
10:15	Networking Break-Door Prize Drawing <i>Sponsored by Homer Electric Association</i>

10:30	<p>Community Economic Outlook</p> <p>Mayor Pat Porter – <i>Mayor of Kenai</i> (Confirmed) Mayor Mike Navarre – <i>Kenai Peninsula Borough Mayor</i> (Confirmed) Nels Anderson – <i>City Manager of Soldotna</i> (Confirmed) Tim Dillon – <i>City Manager of Seldovia</i> (Confirmed) Ron Long – <i>Assistant City Manager of Seward</i> (Confirmed) Bryan Hawkins, <i>Port & Harbor Director for Homer</i> (Confirmed)</p>
12:00	<p>Lunch <i>Sponsored by Alaska USA Federal Credit Union</i></p> <p>Education & Workforce Development</p>
12:30	<p>Ben Eveland (Confirmed) Avtec</p> <p>Jeff Laube (Confirmed) <i>Kenai Peninsula College</i></p>
1:30	<p>Networking Break-Door Prize Drawing <i>Sponsored by Totem Ocean Trailer Express</i></p>
1:45	<p>KIT Wellness Center Jaylene Peterson-Nyren, Kenaitze Indian Tribe</p>
2:30	<p>MINING</p> <p>Pebble Partnership, Tom Collier (Confirmed) Donlin Gold, Kurt Parkan (Confirmed) Chuitna Coal Project, Dan Graham (Confirmed)</p>
4:00	<p>Congressional Update Video Presentation from: Congressman Don Young (Confirmed) Via DVD Senator Lisa Murkowski (Confirmed) Via DVD Senator Dan Sullivan (Confirmed) Via DVD</p>
4:30	<p>Reception (No Host Bar)</p>
6:00	<p>Dinner at the old Carr’s mall</p> <p>Keynote Speaker:</p>
6:30	<p>Steve Butt, Alaska LNG Project (Confirmed)</p>



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And Kenai Chamber of Commerce*

Thursday, January 8th, 2014

8:30	Registration and Continental Breakfast <i>Sponsored by Cruz Construction</i>
9:00	<p>Welcome</p> <p>Moderator: Tim Dillon <i>Kenai Peninsula Economic Development District Board of Directors City Manager of Seldovia</i></p>
9:10	<p>Utilities Update</p> <p>Mike Salzetti, (Confirmed) <i>Homer Electric Association</i></p> <p>John Sims (Confirmed) <i>Enstar Natural Gas</i></p>
9:45	<p>Deputy Commissioner - Ed Fogels (Confirmed)</p>
10:15	<p>State of Alaska - Department of Natural Resources Paul Decker, Acting Director (Confirmed) <i>Director, Division of Oil & Gas, Alaska Department of Natural Resources</i></p>

10:45	Networking Break <i>Sponsored by Acuren</i>
11:00	Gas Producers & Explorers Cook Inlet Energy, David Hall (Invited) Hilcorp, Chad Helgeson (Confirmed) Furie, Bruce Webb (Confirmed) Apache, John L. Hendrix (Confirmed) Blue Crest Energy, J. Benjamin Johnson (Confirmed)
12:30	Lunch <i>Sponsored by Apache</i> Economic Overview
1:00	Keynote Speakers: Alyssa Rodrigues, Economist (Confirmed)
1:30	Senator Peter Micciche (Confirmed)
2:00	Networking Break <i>Sponsored by First National Bank Alaska</i>
2:10	Closing Remarks Moderator: Tim Dillon <i>Kenai Peninsula Economic Development District Board of Directors</i> <i>City Manager of Seldovia</i>