

**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. January 13, 2015 Regular Meeting Minutes **Page 3**

6. VISITORS/PRESENTATIONS

- A. City Planning Staff – Affordable Housing

**7. STAFF & COUNCIL REPORT/CHAMBER OF COMMERCE & MARINE TRADES ASSOCIATION
REPORT/ COMMITTEE REPORTS/BOROUGH REPORT**

8. PUBLIC HEARING

9. PENDING BUSINESS

- A. Affordable Housing **Page 9**
i. Staff Report on tax exemptions and other affordable housing measures
a. Average Sales Price/Days on Market
b. Residential Sales Comparison 2013-2014
c. Land Sales Comparison 2013-2014
d. 10 Year Comparison Report
e. Real Estate Market Review
f. What can the City do

10. NEW BUSINESS

- A. Election of Chair and Vice Chair **Page 25**

11. INFORMATIONAL ITEMS

- A. City Manager's Report February 9, 2015 **Page 27**
B. Memo to Council Re: Affordable Housing Tax Incentive **Page 33**
C. Memo 15-002 and 15-008 Re: EDC Appointments **Page 35**

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, MARCH 10, 2015 at
6:00 p.m. in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska.**

Session 15-01 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Barth at 6:00 p.m. on January 13, 2015 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER BARTH, BROWN, ROSS
Ex-Officio Cinda Martin and David Friedlander, Marine Trades Association
Patrice Krant, Chamber of Commerce Interim Director

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

AGENDA APPROVAL

ARNO/MARKS 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. Regular Meeting Minutes November 10, 2014

ARNO/MARKS MOVED TO APPROVE THE MINUTES.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

A. Steve Rouse, Executive Director KPHI

Mr. Rouse was unable to attend and will be rescheduled at a future meeting.

STAFF & COUNCIL REPORT/COMMITTEE REPORTS/ BOROUGH REPORT

ECONOMIC DEVELOPMENT ADVISORY COMMISSION
REGULAR MEETING
JANUARY 13, 2015

- A. Memorandum from Community and Economic Development Coordinator Koester Re: Updates since last regular meeting

Community & Economic Development Coordinator Koester introduced City Manager Yoder who has been appointed until a permanent City Manager is hired. Mr. Yoder was invited up to talk to the commission.

City Manager Yoder said he was pleased to learn that Homer has an Economic Development Commission; it is something a lot of communities like to get involved in. He posed the notion of increasing sales tax from the view of can you raise more sales tax by sales, rather than by just upping the rate. Homer is at the end of the road, so there aren't a lot of people driving through and there is a defined piece of pie here and how it is sliced up. Does more business bring in more dollars or does it just slice the pie thinner? He suggested it might be a question to ask of the business community. The port and all the things associated with it as one of the big economic drivers is another area to look at. Another thing to look at is studies that are already done that talk about how many of the dollars are exported to Soldotna and Anchorage, and look at ways to keep those dollars here. Mr. Yoder said these are things he has brought up with Katie as things for the Commission to think about.

PUBLIC HEARINGS

PENDING BUSINESS

- A. Affordable Housing
i. Email from City Attorney Klinkner re: Municipal Authority for Tax Incentives and Deferrals

Chair Barth reported that he talk to Council at their November meeting and the feedback was encouraging regarding the thoughts the Commission had about a possible tax incentive to develop undeveloped lots. He would like the Commission to be able to get some thoughts on paper to submit to Council for them to respond to.

Chair Barth provided a brief overview of the Commission's work to date relating to affordable housing.

The Commission discussed ideas of what they could submit to Council for development in an effort to narrow down their approach. Comments included:

- Incentives for developing affordable housing may not necessarily be monetary, it may be process related. An ease of a process that might equate to less cash outlay by a developer. Improving the way developers deal with the city and land in the city that can make things easier for them and give the incentive to build here.
- Talking to builders about what their hurdles are for development and knowing what would make it easier for them to develop in the city limits would be helpful. Unless we know what the issues or disincentives are, we don't know what to address.
- Tax incentives don't necessarily help the builder unless they plan to continue to own the building.
- Tax deferral on the assessed value for the city after the home is built wouldn't have as much impact on the city.

- Natural Gas is an incentive. If developers are offered a choice of tax deferral or natural gas install, they may likely select natural gas.
- Incentive could be broken down into residential development owner occupied lots and the developer who wants to come in and build multi-family housing. Question one could be do you support a tax incentive for owner occupied development. Question two, do you support it for duplex and four-plex sized units. Question three could be on the larger scale. That would allow them to gauge Council support or interest. Outreach to developers is also important.
- Develop a reliable survey from construction organizations locally, regionally, statewide, and pacific northwest and use them as comparatives to find out why so much development is happening in some areas as opposed to others.
- It could be beneficial for Commission members to talk to a couple people over the next few weeks to get their opinions. Sometimes the public is reluctant to talk with staff or come to city meetings.
- There are details about tax incentives that need to be formulated before staff can get some educated information on what they may look like.
- The lending piece of the construction process can also be a deterrent. From a lending perspective construction is still high risk. Commercial construction is a bit easier because lenders are dealing with a business rather than an individual and the builders are more experienced.
- If someone is building a four-plex and running it themselves they have to have the money to invest and then want to have rental business. That's why you don't see that type of construction here from local builders. An incentive may make people want to build here.
- From an investment perspective, there has to be a breakeven point for the investment. When dealing with affordable or low income housing, it will be difficult to get to that breakeven point without a subsidy.

More specific incentive recommendations included:

- Property owners are already being taxed for the vacant land. An incentive could be to defer taxes on the added value on the property for three to five years once the improvements are complete. Perhaps residential improvements a five year deferral and multi-family a three year deferral, based on new construction. Increasing housing for the city means more revenue. More people who can come to the city is growing Homer and our economy. More building means more jobs and new development should be incentivized across the board.
- Rather than an across the board exemption, maybe it would work to define what kind of housing we want to promote and offer incentives for those types of improvements. The retirees and second home owners have increased, but it isn't just about growing the numbers of people but also have people who are here year round. People who live here year round will also need year round jobs. We need to look beyond just having people live here.

BROWN/ARNO MOVED THAT WE GO AHEAD AND SUBMIT TO CITY COUNCIL A MEMO STATING THAT WE BELIEVE THAT A TAX INCENTIVE MAY BE A VIABLE OPTION TO HELP PROMOTE RELIABLE HOUSING IN OUR CITY. WE CAN IDENTIFY THE DIFFERENT CATEGORIES OF BUILDINGS, AND WITH RESPECT TO THE CONCEPT THAT IT MAY IMPACT OUR BOTTOM LINE WITH THE CITY BUDGET; IT WOULD GIVE US OPPORTUNITY TO EXPLORE OPTIONS AND PERCENTAGES. THE GOAL IS THAT AS A RESULT OF THIS THERE WOULD BE MORE BUILDINGS TAKING PLACE IN HOMER AND THAT IT WOULD PROVIDE AN IMPETUS FOR OUR INFRASTRUCTURE TO DEVELOP AND THAT THE BENEFIT IS THAT WE'RE LOOKING AT LONG TERM RESIDENCY AND BUSINESSES ESTABLISHED AND THRIVING IN OUR CITY.

ECONOMIC DEVELOPMENT ADVISORY COMMISSION
REGULAR MEETING
JANUARY 13, 2015

There was discussion that they should probably identify the categories for the memo. They identified the categories as single residence family homes, commercial properties, and multiple owner occupied residences, such as a four-plex, and perhaps apartment buildings.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Commissioner Arno expressed interest in inviting Sheldon Beachy with Beachy Construction, Tim Steiner with Steiner Construction, and also Bruce Petska to talk them. Chair Barth also suggested it would also be helpful to know what we are potentially giving up and so a report from or inviting someone involved in making the financial predictions regarding the city budget.

BROWN/MARKS MOVED TO CONTACT CONSTRUCTION ORGANIZATIONS AND GATHER INFORMATION PERHAPS THROUGH SURVEY MONKEY OR PUBLISHED DATA THEY HAVE AS TO WHAT THEY CONSIDER THEIR GREATEST MOTIVATORS TO CAUSE THEM TO HAVE INCENTIVES TO WANT TO BUILD IN THE HOMER AREA.

Chair Barth expressed that their last work on a survey was painstaking thing to accomplish, even though it sounds relatively simple. The group has to decide what survey they want to conduct, and word questions and choices specifically. They can't just task staff with making a survey and sending it out.

Commissioner Brown suggested that from different trade organizations there should be consistently published data and from that we should be able to glean enough information to provide insight to their concerns might be.

Ms. Krant further suggested gather data from areas that have experienced a lot of building growth by contacting Mrs. Koester's peer in those communities and ask to what extent are builder incentives responsible for the growth they are experiencing.

Commissioner Brown said he would work to gather information from Bloomington, Indiana.

VOTE: NO: ARNO, MARKS, BROWN, BARTH

Motion failed.

NEW BUSINESS

INFORMATIONAL ITEMS

- A. Email from Commissioner Brown re: Updates and Directives
- B. City Manager's Report – December 8, 2014 and January 12, 2015
- C. Industry Outlook Forum Agenda

No discussion.

COMMENTS OF THE AUDIENCE

COMMENTS OF CITY STAFF

COMMENTS OF THE COUNCILMEMBER

COMMENTS OF THE CHAIR

Chair Barth welcomed Commissioner Marks to the commission.

COMMENTS OF THE COMMISSION

Commissioner Arno said he is glad to have Commission Marks at the table.

Commissioner Brown commented that it's nice to have a quorum and encouraged looking for new members. He appreciated the feedback from the Chamber and Marine Trades representatives and also from City Manager Yoder. He is encouraged and anxious to see wonderful things develop.

Commissioner Marks thanked everyone for welcoming her and looks forward to working with the Commission.

Mr. Friedlander commented that he agrees with the earlier comments about Homer's needs to be a year round town. Playing off being a google city for two years, there are many tech companies out there that are booming and those folks can work remotely. He questions at what point they start recruiting people to live in Homer and be here year round.

Ms. Krant and Mrs. Martin had no comments.

ADJOURN

There being no further business to come before the Commission the meeting adjourned at 7:44 p.m. The next regular meeting is scheduled for Tuesday, February 10, 2015 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: _____



Memorandum

TO: Homer Advisory Economic Development Commission
 FROM: Katie Koester, Community and Economic Development Coordinator
 DATE: January 15, 2015
 SUBJECT: Tax exemption information

The purpose of this memo is to both consolidate information that was provided in previous meetings and present new information on affordable housing after the direction the commission gave staff at the January 2015 meeting.

What Council had to say.

At the City Council February 26th meeting the memo from the EDC was discussed at the Committee of the Whole. The feedback from Council was they wanted to see incentives for multifamily homes, rentals and ways to work with the Coast Guard to provide housing options. Councilmember Lewis questioned the mechanics of an incentive program and if you would verify income eligibility. He also brought up the difficulty for people to put down both a security deposit and a first month's rent, if there was a way to help with deposits.

1. What is affordable housing?

At previous meetings the Commission seemed to come to the consensus that they are looking at incentivizing 'starter homes' or homes for young families. The effort is not to provide low income housing, which would have different definition and threshold. What magic number is considered affordable in Homer? Alaska Housing Finance Corporation has a first time home buyer program that is aimed at the demographic the EDC wishes to target. This is a generous and inclusive number.

AHFC First Time Homebuyer Program Requirements	1-2 people	3 or more people
Maximum annual income to be eligible for a first time homebuyers loan	\$78,800	\$90,620
	New or existing single family home	Existing Duplex
Maximum cost of home first time homebuyers loan program will finance	\$294,620	\$377,174

American Community Survey 2009-2013 5-year data	
Average home value in Homer (assessed value)	\$282,772
Median household income in Homer	\$53,750
Mean household income in Homer	\$72,703

2. Tax Incentive Scenario

Cost to the City

Julie Engebretsen with the Planning Department ran some numbers on how much in taxes current construction generates.

Total value of all construction in 2014: \$15,545,822 (big construction projects included fire station, harbormaster office, O'Reilly's, snug harbor seafood on the spit, and retail/contractor space on east end road.)

Total value of all new residential construction including multifamily: \$9,858,200. This breaks down to 31 single family homes, 3 duplexes creating 6 housing units, one 4-plex, and one development with four individual cabins. Total new housing units: 45. The 4-plex was built by KPHI, so they don't pay property tax.

The average permitted value of the single family homes is \$260,574. The assessed value will probably be less than that, assume they will all be owner occupied by people under the age of 65. So the exemption is limited to \$20,000 for Homer taxes. So $\$240,574 \times 0.0045 = \$1,082.583$ in Homer taxes.

$\$1082.583 \times 31$ homes = **\$34,000 (rounded up) in lost tax revenue.** Note: the KPB tax assessor does not necessarily know about and tax the house the first year it is built.

At the January meeting the commission asked if the City of Homer counts on new residential development when making budget projects. The answer is indirectly. The City bases future property tax projections on the projected assessed value of real property in Homer as a conglomerate. Because values rise and fall, any new construction would be considered as part of the tax value as a whole.

Benefit to the Homeowner

A household making the median household income in Homer, \$53,750, would need to spend \$896 or less a month in mortgage payment plus taxes to be considered affordable (20% of income mortgage, 10% utilities, equals 30% of household costs to housing). The following table explores a scenario for an \$895 monthly payment with and without City of Homer property taxes. For the purposes of this example, the property gets an exemption on the first \$20,000 as a primary residence.

	Mortgage/ mo.	Taxes/mo.	Total/mo.	Financed	20% down	Home cost
W/ COH taxes	\$750	\$145	\$895	\$148,000	\$37,000	\$185,000
No COH taxes	\$813	\$82	\$895	\$176,500	\$44,125	\$220,625

Assumes a 4.5% interest rate, does not take into consideration the cost of homeowners insurance. Eliminating the city of Homer property tax has the same effect as reducing the interest

rate by .6%. HOWEVER, keep in mind the tax incentive currently being discussed does not eliminate City of Homer property taxes indefinitely on the property.

3. Is there a need?

By the numbers:

A survey of Alaska MLS shows the following breakdown from Homes on the market in Homer City limits. Keep in mind what homes are listed for and sell for can vary greatly. No home was listed below \$139,000 in City limits. Many of these homes need improvements and would not be eligible for a rigorous financing program (like AHFC).

	Number of Homes: 29	Average listing: \$224,131
139,000-200,000	10	\$169,302
200,001-245,000	9	\$227,777
254,000-299,900	10	\$273,430

(See email and sales data from Karen Marquart for more accurate information actual sales price)

According to American Community Survey 2009-2013 5-year data, 37% of owner-occupied units in Homer spend more than 30% of household income on housing expenses (mortgage, taxes, insurance and utilities). The same survey reports 46% of renters spend more than 30% of household income on housing expenses. Thirty percent is the threshold considered prudent. Essentially, over a third of Homer households are paying too much for household expenses. (note, margins of error on data are high).

4. What is the City process/permitting hurdles for new development?

According to the City of Homer Planning Department:

To build on a City of Homer lot (with utilities) you need a construction permit which can take as little as one day. The Planning Department estimates that the average new residential construction takes 7 days to process the permit and about one hour of the builder’s time to fill out the paperwork/talk to Planning. There are no building inspection requirements in Homer, which simplifies the process greatly compared to other communities. If the lot is on wetlands, the builder has to apply for a permit with the Corps, which could take up to 30 days, however that is a federal requirement. If a builder is constructing a multifamily building with 4 unit or more, state laws and regulations apply that may take longer than the 7 day average. Again, this is not the City’s process. If a builder wants to build multiple homes on one lot, they would need a conditional use permit and to go before the Planning Commission. This is where public sentiment can weigh in heavily as often neighbors do not want dense multiple structures (often rental units) in their backyard and can come out against the project at a Planning Commission meeting. The City recently simplified its process for constructing an accessory dwelling on a lot (mother in law cabin, apartment above the garage, etc), you no longer need a conditional use permit.

Average City of Homer permitting/set up expense for residential dwelling	
Construction Permit	\$300
Driveway Permit	\$300
Water/sewer hookup fee	\$xx
Meter deposit	\$1000

The issue of Special Assessment Districts

When an area wants an improvement, traditionally either water/sewer or roads, though most recently natural gas, they band together and form a special assessment district. Fifty percent or more of lot owners have to agree (by non-objection) to the improvement. In the case of water and sewer, the lot owner pays for 70% of the cost of the improvement and the City 30%. The 70% is divided between the lots that are benefited (either by lot size, road frontage or evenly) and assessed to each property. According to current City code, when a lot subdivides after the SAD, the new lot created generates a separate assessment. The value of that assessment is then divided amount among all the lot owners, essentially refunding them for the investment. In a small Special Assessment District this is administratively doable. However in a large district, such as the Natural Gas HSAD, this could become administratively untenable. Water sewer assessments in particular can be very costly – one neighborhood the assessments are \$30,000. Combined cost of land and assessment can make a lot prohibitively expensive.

Are smaller lots and zero lot lines the answer?

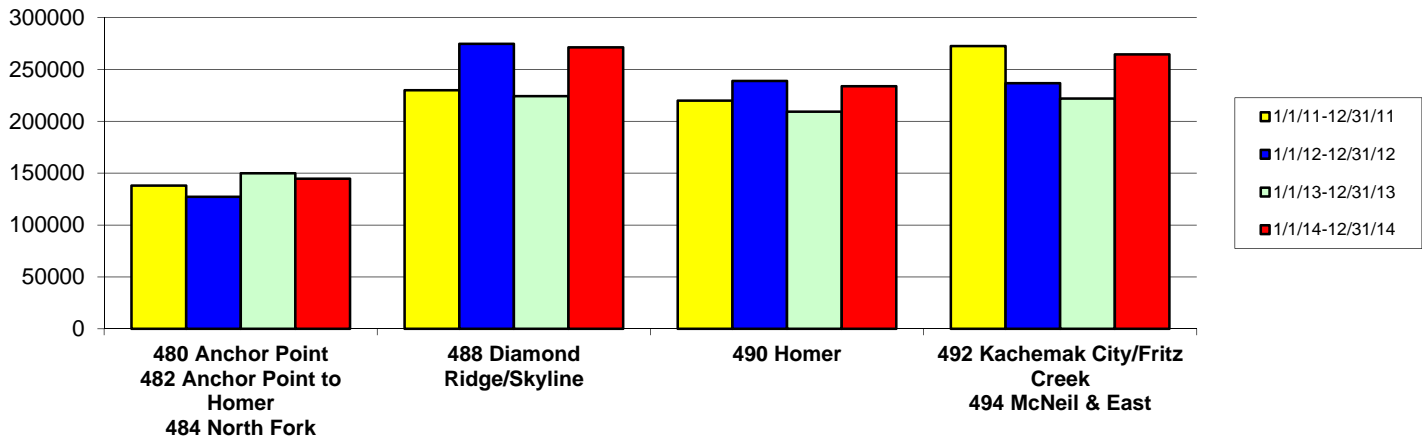
Currently Homer lots can be 10,000 square feet in areas zoned rural/residential zones and 7,500 feet in urban districts. That is still fairly large for a lot. A smaller lot, and zero lot lines, means much more affordable land. One type of development, cluster development, advocates for a combination of lot sizes and green space in a development to cluster utilities and create more affordable lots. A potential con of this option is the public opposition to smaller lot size. In Homer, neighbors want less dense neighborhoods. Even with the ability to subdivide to cheaper lots, developers may be able to realize more profit with larger lots and more expensive homes. Realtors asked about this issue commented that there is not a market for very small lots in Homer.

Things to Consider

At the EDC is considering ways to incentivize affordable housing and development in Homer, keep the following things in mind:

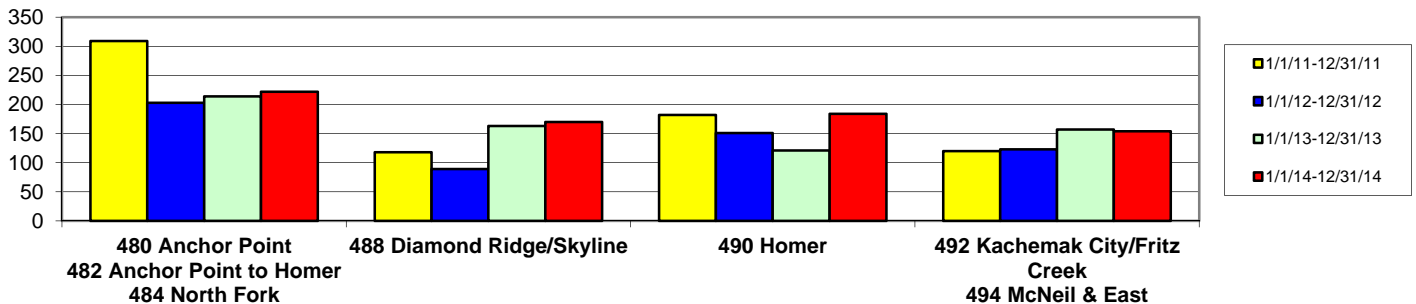
- The administrative burden of the program.
- A way to incentivize new construction on water and sewer. This would create more infill and cost sharing for the city water sewer system.
- Cluster development where smaller lots and combined with a few larger lots and green space. This is a way to consolidate development, make lots and infrastructure more affordable and still protect green space.
- What the population you want to target.

**Lower Kenai
Residential - Average Sales Price**



Average Sales Price/No of Units 12 Months Ending 12/31	Yr End 12/31/11 Avg Prc	Yr End 12/31/11 Units	Yr End 12/31/12 Avg Prc	Yr End 12/31/12 Units	Yr End 12/31/13 Avg Prc	Yr End 12/31/13 Units	Yr End 12/31/14 Avg Prc	Yr End 12/31/14 Units
480 Anchor Point/482 Anchor Point to Homer/484 North Fork	138,013	31	127,263	34	149,893	29	144,625	38
488 Diamond Ridge/Skyline	230,000	12	274,614	14	224,311	17	271,366	9
490 Homer	219,910	56	238,960	43	209,238	52	233,851	56
492 Kachemak City/Fritz Creek/494 McNeil & East	272,484	22	236,682	27	221,921	28	264,485	24

**Lower Kenai
Residential - Average Days on Market**



Average Days on Market 12 Months Ending 12/31	Yr End 12/31/11 DOM	Yr End 12/31/12 DOM	Yr End 12/31/13 DOM	Yr End 12/31/14 DOM
480 Anchor Point/482 Anchor Point to Homer/484 North Fork	309	203	214	222
488 Diamond Ridge/Skyline	118	89	163	170
490 Homer	182	151	121	184
492 Kachemak City/Fritz Creek/494 McNeil & East	120	123	157	154

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**SOLD MARKET ANALYSIS
1/1/2013 - 12/31/2013 Compared to 1/1/2014 - 12/31/2014**

LOWER KENAI

Area	Single Family - Residential Property Class (does not include Condo or Mobile Home)																				
	Total Active			Days on Market			Number Sold			Sold Volume			Average Sale Price			Percent of List			Days on Market		
	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT
476 - Ninitchik/Happy Valley	66	84	27	418	329	-21	11	9	-18	1,582,115	1,519,000	-3	143,829	168,778	17	92	92	0	256	126	-50
478 - Caribou Hills	24	25	4	411	339	-17	5	5	0	423,000	209,500	-50	84,600	41,900	-50	95	92	-3	141	112	-20
480 - Anchor Point	77	89	15	414	299	-27	15	28	86	2,547,250	4,336,250	70	169,817	154,866	-8	94	96	1	304	219	-27
482 - Anchor Point to Homer	21	25	19	349	287	-17	6	6	0	858,500	672,000	-21	143,083	112,000	-21	88	93	6	193	200	3
484 - North Fork	30	26	-13	339	327	-3	8	4	-50	941,173	487,500	-48	117,647	121,875	3	98	93	-4	59	274	364
488 - Diamond Ridge/Skyline	54	43	-20	252	230	-8	17	9	-47	3,813,300	2,442,300	-35	224,312	271,367	20	95	97	1	163	170	4
490 - Homer	167	168	0	289	251	-13	52	56	7	10,880,415	13,095,700	20	209,239	233,852	11	96	98	2	121	184	52
492 - Kachemak City/Fritz Creek	59	64	8	298	232	-22	21	20	-4	4,564,800	5,593,150	22	217,371	279,658	28	94	95	0	161	172	6
494 - McNeil & East	24	25	4	326	234	-28	7	4	-42	1,649,000	754,500	-54	235,571	188,625	-19	95	91	-4	147	65	-55
496 - Seldovia	38	34	-10	485	378	-22	13	11	-15	1,395,500	1,278,400	-8	107,346	116,218	8	87	95	9	208	269	29
498 - South Side of Kachemak Bay	23	22	-4	566	479	-15	1	5	400	495,000	125,250	153	495,000	250,500	-49	95	92	-3	284	363	27
Residential Totals:	583	605	3	352	288	-18	156	157	0	29,150,053	31,640,800	8	186,859	201,367	7	94	94	0	168	194	15

Publication Date: 1/7/2015



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**SOLD MARKET ANALYSIS
1/1/2013 - 12/31/2013 Compared to 1/1/2014 - 12/31/2014**

LOWER KENAI

VACANT LAND																					
Area	Total Active			Days on Market			Number Sold			Sold Volume			Average Sale Price			Percent of List			Days on Market		
	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT	Last Year	This Year	PCT
476 - Nimlichik/Happy Valley	151	167	10	730	535	-26	10	13	30	284,550	788,329	177	28,455	60,641	113	86	91	4	431	208	-51
478 - Caribou Hills	56	56	0	777	630	-18	3	3	0	29,500	39200	32	9,833	13067	32	82	90	9	207	610	194
480 - Anchor Point	179	201	12	718	551	-23	22	33	50	850,550	848,900	0	38,661	25,724	-33	92	92	0	282	416	47
482 - Anchor Point to Homer	91	78	-14	1252	1278	2	13	6	-53	369,342	197,500	-46	28,411	32,917	15	87	69	-19	738	1395	89
484 - North Fork	102	127	24	679	553	-18	9	21	133	241,325	747,463	209	26,814	35,593	32	94	91	-2	183	255	39
488 - Diamond Ridge/Skyline	112	119	6	462	349	-24	16	17	6	1616100	1165900	-27	101006	68582	-32	94	91	-3	178	346	94
490 - Homer	196	231	17	516	373	-27	33	21	-36	2,142,400	1,707,850	-20	64,921	81,326	25	86	90	4	274	262	-4
492 - Kachemak City/Fritz Creek	83	105	26	443	265	-40	7	10	42	761000	603400	-20	108714	60340	-44	88	89	1	271	231	-14
494 - McNeil & East	47	52	10	733	524	-28	4	7	75	301000	310333	3	75250	44333	-41	84	87	4	212	589	177
496 - Seidovia	29	31	6	802	428	-46	0	10	+	0	285000	+	0	28500	+	0	86	+	0	222	+
498 - South Side of Kachemak Bay	30	29	-3	588	303	-48	2	3	50	172500	63400	-63	86250	21133	-75	94	96	2	128	154	20
Vacant Land Totals:	1076	1196	11	679	510	-24	119	144	21	6,768,267	6,757,275	0	52,873	44,673	-15	89	88	-1	313	365	16



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Publication Date: 1/7/2015

10-year Comparison Report

Property Type: Residential
 Areas: 488 - Diamond Ridge/Skyline,490 - Homer,492 - Kachemak City/Fritz Creek,494 - McNeil & East
 Construction Type: Existing and New Construction

Year	# Sold	Avg. List Price	% List Price Change	Avg. Sold Price	% Sold Price Change	Avg. DOM
2005	112	\$222,213	NA	\$216,458	NA	88
2006	88	\$236,511	6.43%	\$230,016	6.26%	91
2007	98	\$252,792	6.88%	\$247,229	7.48%	116
2008	87	\$229,020	-9.40%	\$220,660	-10.75%	110
2009	87	\$248,706	8.60%	\$234,633	6.33%	175
2010	86	\$231,318	-8.99%	\$221,227	-5.71%	154
2011	90	\$249,303	7.78%	\$234,107	5.82%	166
2012	84	\$253,851	1.82%	\$244,170	4.30%	132
2013	97	\$225,270	-11.26%	\$215,541	-11.73%	139
2014	89	\$253,779	12.66%	\$245,906	14.09%	171

10-year Comparison Report

Property Type: Vacant Land
 Areas: 488 - Diamond Ridge/Skyline,490 - Homer,492 - Kachemak City/Fritz Creek,494 - McNeil & East
 Construction Type: Existing and New Construction

Year	# Sold	Avg. List Price	% List Price Change	Avg. Sold Price	% Sold Price Change	Avg. DOM
2005	160	\$60,015	NA	\$57,286	NA	709
2006	111	\$83,870	39.75%	\$76,670	33.84%	198
2007	82	\$85,954	2.48%	\$83,420	8.80%	177
2008	64	\$95,309	10.88%	\$85,917	2.99%	235
2009	42	\$78,257	-17.89%	\$70,214	-18.28%	251
2010	46	\$68,619	-12.32%	\$62,377	-11.16%	298
2011	47	\$71,643	4.41%	\$63,022	1.03%	242
2012	39	\$62,350	-12.97%	\$55,669	-11.67%	247
2013	60	\$90,161	44.60%	\$73,631	32.27%	240
2014	55	\$75,330	-16.45%	\$64,538	-12.35%	271

Katie Koester

From: Mike Barth <mike.barth.ujnb@statefarm.com>
Sent: Thursday, January 29, 2015 10:27 AM
To: Katie Koester
Subject: FW: Real Estate Market Review & Invitation
Attachments: 2014 Residential Sales.pdf; 2014 Land Sales.pdf; 2014 Avg Sales Price & DOM Graphs.pdf

Reports from Karen are attached.

- Mike

From: Karen Marquardt [<mailto:karenmarquardt@gmail.com>]
Sent: Wednesday, January 28, 2015 4:36 PM
To: Mike Barth
Subject: Real Estate Market Review & Invitation

January Greetings!

I hope the new year has begun on a good note and that your plans and projects for the year are off to a strong start.

Kachemak Group Open House

To celebrate the new year, our newly combined team and our new office space, Kachemak Group is hosting an **Open House** on **January 29th from 5-7 pm**.

Please stop by 320 W. Pioneer Avene (the Windjammer Suites building) to say hello, tour our offices and enjoy light refreshments.

2014 Market Snapshot

Attached are the 2014/2013 MLS Statistics for Residential and Vacant Land Sales on the Lower Kenai Peninsula as well as stats on average sales prices and average Days on Market (see attached PDFs).

For the **HOMER Area (from Diamond Ridge to McNeil/East)**, the breakdowns for the number of units sold in each price range are outlined below.

Residential

While there were fewer residential sales by number in 2014 vs. 2013, sales volume increased by 5% to \$21,885,650 vs. \$20,907,515, as the higher end of the market came back.

Significantly, there were 28 properties that sold for \$300,000 or more in 2014 vs. 16 properties in 2013. At the same time, 13 fewer properties sold in the \$250-300,000 price range in 2014 while 7 more properties sold below \$150,000. There were 5 condominium sales in 2014 (including one Quiet Creek condo and one Lands End condo) vs. 2 in 2013. There were 6 multi-family sales vs. 4 in 2013.

Average sales prices increased in each area with the exception of McNeil/East. However, marketing times also increased, especially for the City of Homer (from 121 days to 184 days).

Homer Area Residential Sales (including condos and multi-families):

Price	# Sold	# Sold
-------	--------	--------

	2013	2014
\$600K+	1	1
\$500-599K	1	3
\$400-499K	1	6
\$300-399K	13	18
\$250-299K	22	9
\$200-249K	19	23
\$150-199K	23	21
Below \$150	23	16
TOTAL	103	97



Vacant Land sales were down with 5 fewer lots sold in 2014. Sales volume was 21% lower at \$3,787,483 in 2014 vs. \$4,820,500 in 2013.

There were 5 parcels that sold for more than \$100,000 in 2014 vs. 12 parcels in 2013. More than half the total number of lots that sold were in the \$40-80,000 price range.

Homer Area Vacant Land Sales:

Price	# Sold	# Sold
	2013	2014
\$400,000+	0	1
\$300-400K	0	0
\$200-300K	1	2
\$150-200K	3	0
\$100-150K	8	2
\$90-100K	2	4
\$80-90K	6	0
\$70-80K	4	4
\$60-70K	4	6
\$50-60K	9	10
\$40-50K	9	9

\$30-40K	10	5
\$0-30K	2	12
Not disclosed	2	
TOTAL	60	55

I hope you find this information useful and please feel free to contact me with any questions or for further details.

Best wishes for 2015,

Karen



--

Karen Marquardt

Realtor/Ecossociate

Kachemak Group Real Estate

320 W. Pioneer Ave, Homer, AK 99603

Mobile: 907.299.1775

Email: karenmarquardtAK@gmail.com

www.HomerAKRealEstate.com

What can the City do?

	Pro	Con	Cost to City	Who Benefits	Savings to builder/buyer per lot
Tax incentive (waive COH property taxes)	Adding new homes to tax role will eventually result in more income for City	COH taxes alone are probably not enough to make a difference to a buyer/builder. Could be administratively burdensome.	Three year incentive: \$102,000 a year once up and running.	Buyer maybe builder	.0045% of assessed value. \$912 for a \$222,700 home. (assume 3 year program) \$2736
Waive COH fees	Simple to do administratively	Fees support services, for example water hook up supports user pay water system. Other water users would be subsidizing development.	\$1,000 per permit. Estimated \$31,000 for 2014.	Builder maybe buyer	\$1000
Sunset on new assessments for subdivided lots	A real disincentive to develop is the assessment. Changing this would open up many new lots for development. Natural Gas HSAD presents more need to solve this issue. Eases an administrative burden on City.	Fairness issue: Neighbors will have to pay the extraordinary cost of putting in infrastructure and new lots get off free. Neighbors are subsidizing that development.	\$0	Developers who wait to subdivide their land. Will it be disincentive forming SADs for water sewer and future development because developers want to wait and subdivide after, neighbors don't want to pay entire burden and stalemate ensues.	\$8,000- \$30,000 depending on the price of the assessment
Allow smaller lots and zero lots lines	A smaller lot, or zero lot line, will mean cheaper property and cost to put in infrastructure. Much more affordable home.	People in Homer want large lots and back yards. There is public opposition to small lots.	\$0 – can be done with zoning	Builder and buyer (cheaper to build house)	Unknown. A 11,000 sq ft lot w/ utilities can be \$40,000. Allowing a smaller lot means less cost.



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

Memorandum

TO: ECONOMIC DEVELOPMENT ADVISORY COMMISSION
FROM: MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK
DATE: FEBRUARY 5, 2015
SUBJECT: ELECTION OF CHAIR AND VICE CHAIR

Pursuant to Economic Development Advisory Commission Bylaws section G. a Chair and Vice-Chair will be selected annually at the November meeting. Elections weren't scheduled on the November 2014 agenda so the Commission should address elections at this meeting.

Duties of the Chair and Vice-Chair are outlined as follows:

The Chair will preside at all meetings of the Commission, call special meetings in accordance with the by-laws, sign documents of the Commission, see that all actions and notices are properly taken, and summarize the findings of the Commission for the official record.

The Vice-Chair will perform all duties and be subject to all responsibilities of the Chair in his/her absence, disability or disqualification of office. The Vice-Chair will succeed the Chair if he/she vacates the office before the term is completed, to complete the unexpired term.

Action: Chair Barth opens the floor to nominations for Chair. Once a Chair is selected, they will assume the gavel and open the floor for nominations of Vice-Chair. Voting for seats may be done by secret ballot if necessary.



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

MANAGER'S REPORT

February 9, 2015

To: The Mayor and Council

From: Marvin L Yoder

Date: February 4, 2015

Land Leases

As noted in my previous report there were letters sent to leases on the spit that had one or more non-compliance issues that needed to be resolved. We have received some responses and are working to resolve the outstanding issues. Unresolved issues will be brought to the council.

Emergency Preparedness

Bob Painter, Fire Chief, is working with the Hospital and the State Emergency preparedness personnel to conduct a large disaster training exercise in March. Bob and/or the hospital staff will provide additional information as the plans are formalized.

Resolution 15-004

The City Council at its last meeting voted to postpone Res 15-004 which would request the legislature re-appropriate \$1,405,000 from the Waddell Way project to the Public Safety Building project.

Staff has reviewed that Resolution and has determined that re-appropriating \$1.2 million will accomplish what is needed for the PS building until October of 2016. The remaining \$200,000 will complete the ROW survey and engineering portion of the project. These projects are bid ready.

Using HART funds the city could then construct a pioneer road that could be finished and paved at a later date. The soils in the area will require some time to compact before a paving project could proceed.

FYI

1. Strategic Doing
2. Memo re: HART Fund re-allocation
3. Finance Graph



CITY OF HOMER
Community Recreation
600 E. Fairview Avenue
Homer, Alaska 99603

Telephone (907) 235-6090
Fax (907) 235-8933
Web Site
www.homercommunityrecreation.com

Memo

To: Marvin Yoder/Jo Johnson
From: Michael Illg, Community Recreation Manager
Date: 2/3/15
Re: HART Fund Reallocation Proposal

While we are in the midst of the Parks, Arts, Recreation and Culture (PARC) needs assessment, there have been many discussions on possible future funding mechanisms to assist with PARC related programs, services or community center, including the city's own Community Recreation division. One potential idea (in addition to a service area/property tax or a new sales tax option) through the discussions with Recreate REC and the PARC Committee is to look into the idea of reallocating existing sales taxes that the City of Homer already collects.

The specific tax that should deserve a second look is City's HART Fund. The City of Homer voters approved to dedicate 3/4 (.75) of 1% of all Sales tax for the **Homer Accelerated Roads and Trails Program**. The "HART" program calls for 90% of the revenue to be allocated towards **road** programs and 10% of the annual revenue to be spent on **trails/sidewalks** projects.

With 90% of this .75 sales tax dedicated to Road Projects, the HART Roads reserves has a **current balance of \$6,902,873** as estimated in the FY 2014 budget.

The total **HART ROAD (90%)** has annually collected with interest:

2012:	\$1,059,830
2013:	\$1,222,088
2014:	\$1,113,701 (projected)
Current balance:	\$6,902,873

With 10% of this .75 sales tax dedicated to Trail Projects, the HART Trail reserves has a current balance of **\$439,787** as estimated in the FY 2014 budget.

The **HART TRAILS (10%)** has annually collected with interest:

2012:	\$102,007
2013:	\$123,172
2014:	\$125,193 (projected)
Current balance:	\$439,787

Total HART Fund Revenue (100%) balance combined:

2012:	\$1,161,837
2013:	\$1,345,260
2014:	\$1,238,894 (projected)
Current balance:	\$7,342,660

Consider the hypothetical proposal of reallocating the .75 HART Fund tax with .50 (66%) dedicated to Roads and Trails (90/10 split) and .25 (33%) to Recreation. This of course would require the approval of the voters.

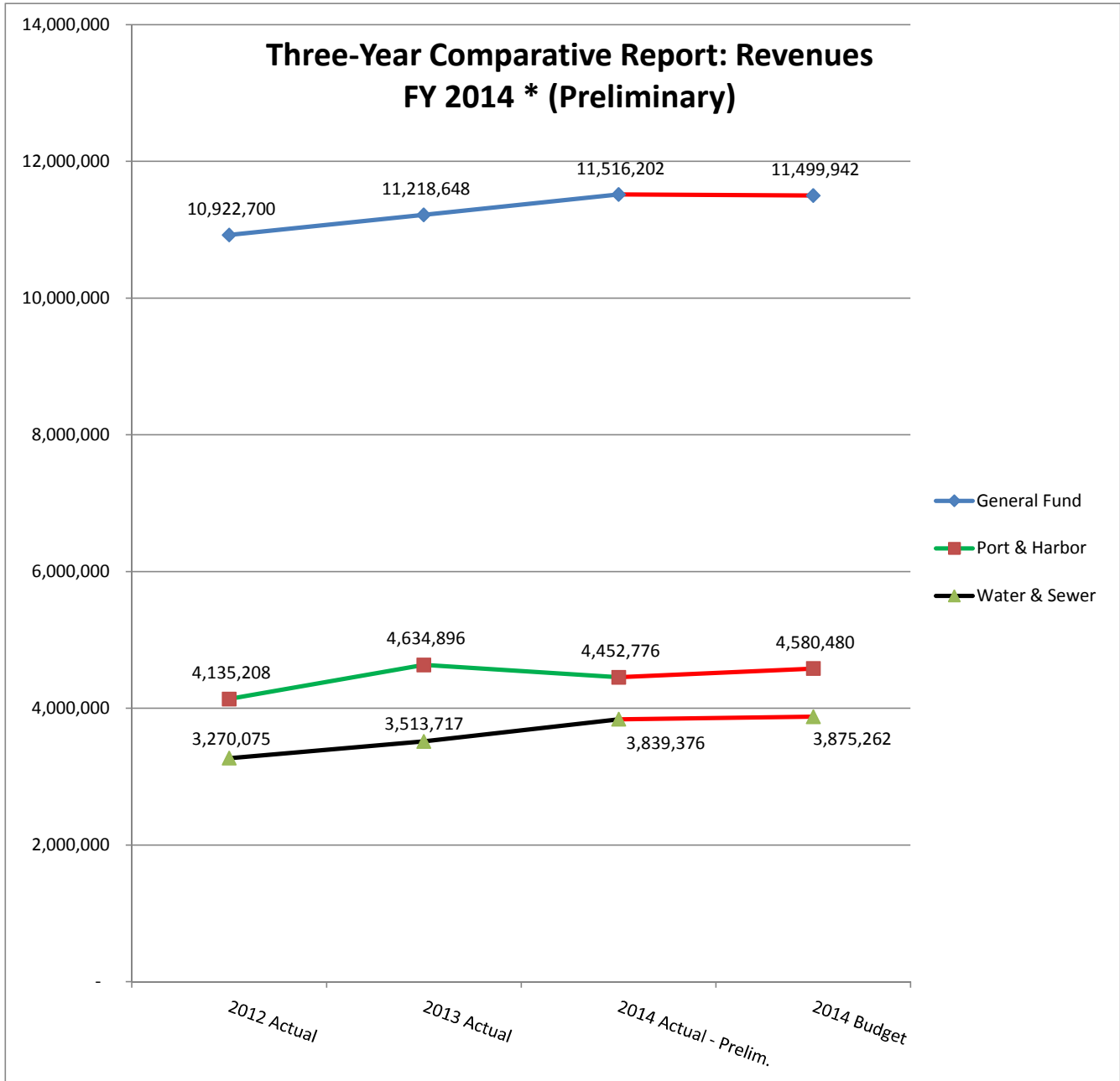
If this hypothetical reallocation would have taken place:

	<u>Roads</u>	<u>Trails</u>	<u>Recreation</u>	<u>Total</u>
2012:	\$690,131	\$76,681	\$383,406	\$1,161,837
2013:	\$812,537	\$88,787	\$443,936	\$1,345,260
2014:	\$735,903	\$81,767	\$408,835	\$1,238,894
Current balance:	\$4,361,540	\$484,615	\$2,423,078	\$7,342,660

This reallocation proposal is simply informational and requires no action from the city council. It does not detail on exactly how the funds would be budgeted and allocated. This could be a potential funding option question on the upcoming statistically valid survey as part of the PARC needs assessment.

**Year End Financial Report
FY 2014
Preliminary**

<u>Revenues</u>	<u>2012 Actual</u>	<u>2013 Actual</u>	<u>2014 Actual - Prelim.</u>	<u>2014 Budget</u>	<u>2014 Bud vs. Act</u>
General Fund	10,922,700	11,218,648	11,516,202	11,499,942	16,260
Port & Harbor	4,135,208	4,634,896	4,452,776	4,580,480	(127,704)
Water & Sewer	3,270,075	3,513,717	3,839,376	3,875,262	(35,886)

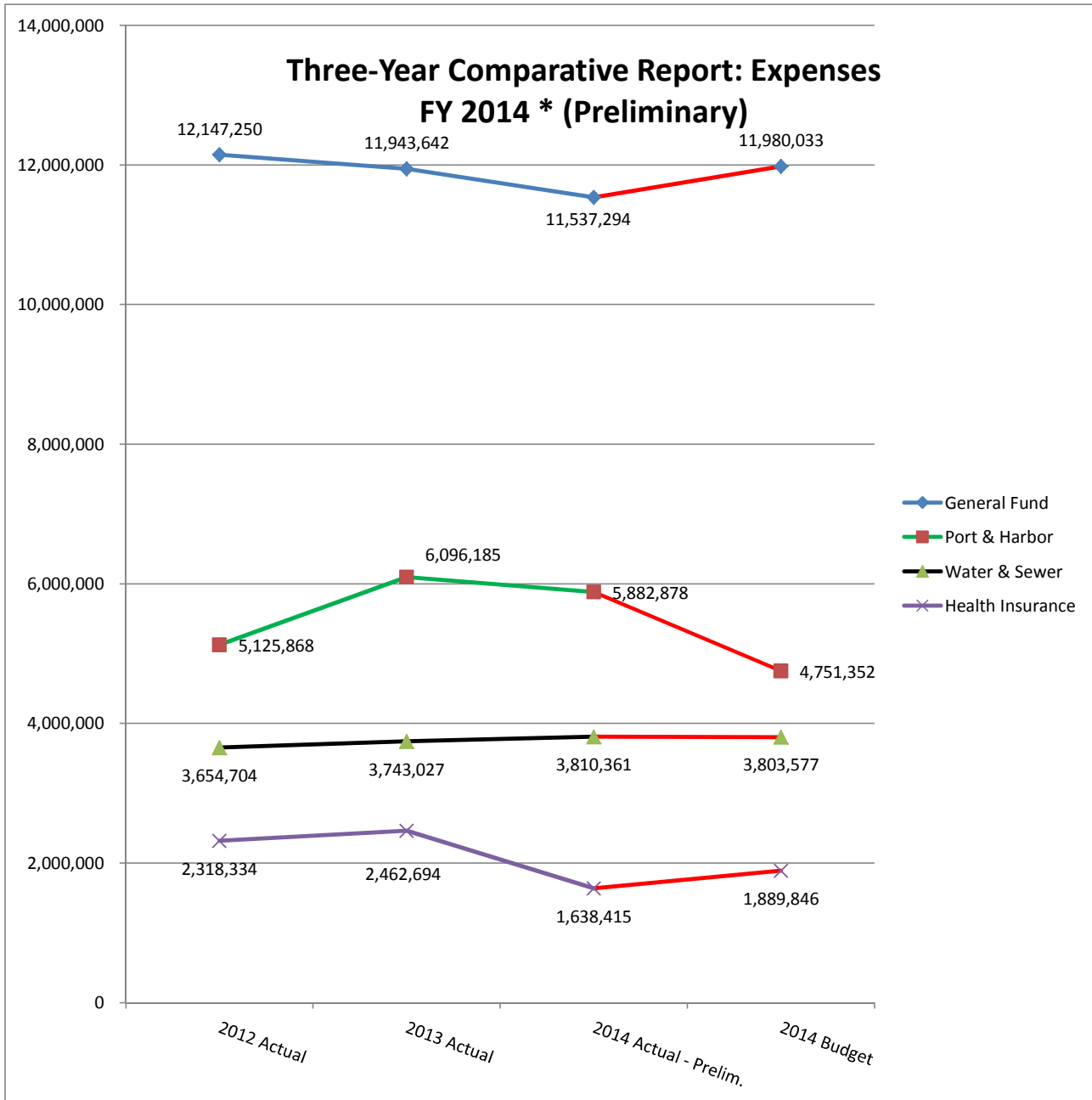


***Preliminary report:**

1. The Year-End closing process is still ongoing.
2. Independent Audit will start in the middle of March 2015. It is expected to complete by the end of May 2015.
3. This report provides actual revenue figures for 2012, 2013, and 2014*. However, 2014 figures may change due to year-end and audit adjustments.
4. This report also provides fiscal year 2014* Actual vs. Budget Comparison.

**Year End Financial Report
FY 2014
Preliminary**

<u>Expenses</u>	<u>2012 Actual</u>	<u>2013 Actual</u>	<u>2014 Actual - Prelim.</u>	<u>2014 Budget</u>	<u>2014 Bud vs. Act</u>
General Fund	12,147,250	11,943,642	11,537,294	11,980,033	442,739
Port & Harbor	5,125,868	6,096,185	5,882,878	4,751,352	(1,131,526)
Water & Sewer	3,654,704	3,743,027	3,810,361	3,803,577	(6,784)
Health Insurance	2,318,334	2,462,694	1,638,415	1,889,846	251,431



***Preliminary report:**

1. The Year-End closing process is still ongoing.
2. Independent Audit will start in the middle of March 2015. It is expected to complete by the end of May 2015.
3. This report provides **actual expense** figures for 2012, 2013, and 2014*. However, 2014 figures may change due to year-end and audit adjustments.
4. This report also provides fiscal year 2014* Actual vs. Budget Comparison.



City of Homer

www.cityofhomer-ak.gov

Economic Development

491 East Pioneer Avenue
Homer, Alaska 99603

(p) 907-435-3101

(f) 907-235-3148

Memorandum

TO: Mayor Wythe and Homer City Council
FROM: Advisory Economic Development Commission
THROUGH: Marvin Yoder, City Manger
DATE: January 20, 2015
SUBJECT: Affordable housing tax incentive

The purpose of this memo is to update the Council and request input on the Homer Economic Development Advisory Commission's work to date on affordable housing, one of the directives Council established for the EDC in Resolution 12-041.

The Commission plans to propose a tax incentive to Council as an option to promote housing in Homer. The proposed incentive would consist of a tax exemption for 3-5 years for new construction in the categories of single family homes, multiple owner occupied residences (such as four-plexus), apartment buildings, and commercial buildings. Additional development in these categories will further goals of the City: water and sewer infill and a larger long-term property tax base. As a reference point, the total value of all construction in 2014 was \$15,545,822, however some of that included projects that do not produce tax revenue (city and nonprofit construction, for example). There were 45 new housing units constructed last year with an estimated value of \$9,858,200. The average new single family home in 2014 would generate approximately \$1,000 in city of Homer property taxes. The goal of the Commission is to increase the amount of new construction in Homer with an emphasis on affordable residential construction.

The Commission will continue to work with housing professionals and city staff to refine this proposed tax incentive. However, before proceeding the Commission would like to gauge the Council's appetite for a tax incentive on new construction and welcomes suggestions as the proposal moves forward.

The Economic Development Advisory Commission thanks you in advance for your participation and feedback.



City of Homer

www.cityofhomer-ak.gov

Office of the Mayor

491 East Pioneer Avenue
Homer, Alaska 99603

mayor@ci.homer.ak.us

(p) 907-235-3130

(f) 907-235-3143

Memorandum 15-002

TO: HOMER CITY COUNCIL
FROM: MARY E. WYTHE, MAYOR
DATE: JANUARY 5, 2015
SUBJECT: APPOINTMENT OF THERESE SMITH TO THE LIBRARY ADVISORY BOARD, KARIN MARKS TO THE ECONOMIC DEVELOPMENT ADVISORY COMMISSION, AND REAPPOINTMENT OF DANIEL DONICH TO THE PORT AND HARBOR ADVISORY COMMISSION

Therese Smith is appointed to the Library Advisory Board to replace outgoing member Larry Slone. Her term will expire April 1, 2015.

Karin Marks is appointed to the Economic Development Advisory Commission to replace outgoing member Neil Wagner. Her term will expire April 1, 2017.

Daniel Donich is reappointed to the Port and Harbor Advisory Commission. His term will expire February 1, 2018.

RECOMMENDATION:

Confirm the appointment of Therese Smith to the Library Advisory Board, Karin Marks to the Economic Development Advisory Commission, and reappointment of Daniel Donich to the Port and Harbor Advisory Commission.

Fiscal Note: N/A



City of Homer

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Office of the Mayor

491 East Pioneer Avenue
Homer, Alaska 99603

mayor@ci.homer.ak.us

(p) 907-235-3130

(f) 907-235-3143

January 13, 2015

Karin Marks
202 W. Pioneer Ave. Suite A
Homer, AK 99603

Dear Karin,

Congratulations! Council confirmed/approved your appointment to the Economic Development Advisory Commission during their Regular Meeting of January 12, 2015 via Memorandum 15-002.

Included is the 2014 Public Official Conflict of Interest Disclosure Statement. Please complete this document and return it to the Clerk's office. This form will be retained in the Clerk's office. It is a public document and may be requested by any member of the public. In the event the Public Official Conflict of Interest Disclosure Statement is requested by a member of the public, you will be notified of the requestor's name.

Also included is the Code of Ethics as outlined in Homer City Code 1.18. This provides important guidelines in your role as a commissioner as to conduct and conflicts of interest.

Thank you for your willingness to serve the City of Homer on the Economic Development Advisory Commission. There certainly are exciting times ahead.

Your term will expire April 1, 2017.

Cordially,


Mary E. Wythe, Mayor

Enc: Memorandum 15-002
Certificate of Appointment
2014 Public Official Conflict of Interest Disclosure Statement
HCC 1.18 Conflicts of Interest, Partiality & Code of Ethics
Economic Development Commission Bylaws
Robert's Rules of Order handbook

Cc: Economic Development Advisory Commission

City of Homer

Homer, Alaska

Mayor's Certificate of Appointment

Greetings

Be It Known That

Karin Marks

Has been appointed to

serve as

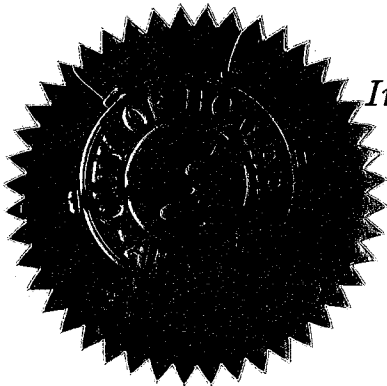
“Commissioner”

on the

“Economic Development Advisory Commission”

This appointment is made because of your dedication to the cause of good government, your contributions to your community and your willingness to serve your fellow man.

*In Witness whereof I hereunto set my hand
this 13th day of January, 2015.*



Mary E. Wythe
Mary E. Wythe, Mayor

Attest:

Jo Johnson
Jo Johnson, MMC, City Clerk



CITY OF HOMER
 COMMISSION, COMMITTEE, BOARD AND TASK FORCE
 APPLICATION FORM

CITY CLERK'S OFFICE
 CITY OF HOMER
 491 E. Pioneer Avenue
 Homer, AK 99603
 PH. 907-235-3130
 FAX 907-235-3143

Received by the Clerk's Office

DEC 22 2014 AM 11:32 PK

The information below provides some basic background for the Mayor and Council
 This information is public and will be included in the Council Information packet

Name: KARIN J MARKS Date: 12/22/14
 Physical Address: 202 W Pioneer Ave Suite A Homer AK 99603
 Mailing Address: Same as above
 Phone Number: 907-235-7874 Cell #: 907-399-7421 Work #: 907-235-7076
 Email Address: KJM59@alaska.net

The above information will be published in the City Directory and within the city web pages if you are appointed by the Mayor and your appointment is confirmed by the City Council

Please indicate the commission(s), committee(s), board or other that you are interested in serving on by marking with and X or a v

	ADVISORY PLANNING COMMISSION	1 ST & 3 RD WEDNESDAY OF THE MONTH AT 6:30 PM WORKSESSION PRIOR TO EACH MEETING AT 5:30 PM
X	ECONOMIC DEVELOPMENT ADVISORY COMMISSION	2 ND TUESDAY OF THE MONTH AT 6:00 P.M.
	PARKS & RECREATION ADVISORY COMMISSION	3 RD THURSDAY OF THE MONTH AT 5:30 P.M.
	PORT & HARBOR ADVISORY COMMISSION	4 TH WEDNESDAY OF THE MONTH OCT-APRIL AT 5:00 P.M. MAY - SEPTEMBER 6:00 PM
	PERMANENT FUND COMMITTEE	2 ND THURSDAY OF THE MONTH AT 5:15 P.M. FEBRUARY, MAY, AUGUST & NOVEMBER
	PUBLIC ARTS COMMITTEE	2 ND THURSDAY OF THE MONTH AT 5:00 P.M. FEBRUARY, MAY, AUGUST & NOVEMBER
	LIBRARY ADVISORY BOARD	1 ST TUESDAY OF THE MONTH AT 5:00 P.M.
	CITY COUNCIL	2 ND AND 4 TH MONDAY OF THE MONTH SPECIAL MEETINGS & WORKSESSIONS AT 4:00 P.M. COMMITTEE OF THE WHOLE AT 5:00 P.M. REGULAR MEETING AT 6:00 P.M.
	OTHER - PLEASE DESIGNATE	

I have been a resident of the city for 26 yrs 4 mos. I have been a resident of the area for ___ yrs ___ mos.

I am presently employed at ART SHOP GALLERY

Please list any special training, education, or background you may have which is related to your choice of commission, committee, board or task force:

- 1- owned + operated a small business that has employees for over 20 years
- 2- worked for business, government + non profits in several states
- 3- Master in Administration
- 4- interested in year round growth in Homer

Have you ever served on a similar commission, board, committee or task force? If so please list when, where and how long:

was Treasurer for Hospice of Homer for 5 years

Why are you interested in serving on the indicated commission, committee, board or task force?

I feel that the one area that Homer needs to pursue is growth in year round jobs and populations

Do you currently belong to any organizations specifically related to the area of your choice(s) you wish to serve on?

Please answer the following if you are applying for the Advisory Planning Commission:

Have you ever developed real property, other than your personal residence, if so briefly describe? _____

I own my commercial Building + conduct business in it and rent part of it

Please answer the following if you are applying for the Port & Harbor Advisory Commission:

Do you use the Homer Port and/or Harbor on a regular basis? What is your primary use?

_____ Commercial _____ Recreational

Please include any additional information that may assist the Mayor in his/her decision making:

When you have completed this application please review all the information and return to the City Clerk's Office . You may also email this document to clerk@cityofhomer-ak.gov or fax to 907-235-3143. Thank you for applying!



City of Homer

www.cityofhomer-ak.gov

Office of the Mayor

491 East Pioneer Avenue
Homer, Alaska 99603

mayor@ci.homer.ak.us

(p) 907-235-3130

(f) 907-235-3143

Memorandum 15-008

TO: HOMER CITY COUNCIL
FROM: MARY E. WYTHE, MAYOR
DATE: JANUARY 20, 2015
SUBJECT: APPOINTMENTS OF DANIEL STANISLAW AND DAVID FRIEDLANDER TO THE ECONOMIC DEVELOPMENT ADVISORY COMMISSION, AND REAPPOINTMENT OF GLEN CARROLL TO THE PORT AND HARBOR ADVISORY COMMISSION

Daniel Stanislaw is appointed to the Economic Development Advisory Commission to replace outgoing member Lindianne Sarno. His term will expire April 1, 2017.

David Friedlander is appointed to the Economic Development Advisory Commission to replace outgoing member Nantia Krisintu for a term to expire April 1, 2018.

Glen Carroll is reappointed to the Port and Harbor Advisory Commission. His term will expire February 1, 2018.

RECOMMENDATION:

Confirm the appointments of Daniel Stanislaw and David Friedlander to the Economic Development Advisory Commission, and reappointment of Glen Carroll to the Port and Harbor Advisory Commission.

Fiscal Note: N/A



City of Homer

www.cityofhomer-ak.gov

Office of the Mayor

491 East Pioneer Avenue
Homer, Alaska 99603

mayor@ci.homer.ak.us

(p) 907-235-3130

(f) 907-235-3143

January 28, 2015

Daniel Stanislav
3800 Sterling Hwy
Homer, AK 99603

Dear Daniel,

Congratulations! Council confirmed/approved your appointment to the Economic Development Advisory Commission during their Regular Meeting of January 26, 2015, via Memorandum 15-008.

Included is the 2014 Public Official Conflict of Interest Disclosure Statement. Please complete this document and return it to the Clerk's office. This form will be retained in the Clerk's office. It is a public document and may be requested by any member of the public. In the event the Public Official Conflict of Interest Disclosure Statement is requested by a member of the public, you will be notified of the requestor's name.

Also included is the Code of Ethics as outlined in Homer City Code 1.18. This provides important guidelines in your role as a commissioner as to conduct and conflicts of interest. And finally, the Robert's Rules of Order handbook is enclosed to help you with the meeting protocol, the Commission's bylaws, and a copy of the Community Economic Development Strategy (CEDS).

Thank you for your willingness to serve the City of Homer on the Economic Development Advisory Commission. There certainly are exciting times ahead.

Your term will expire April 1, 2017.

Cordially,


Mary E. Wythe, Mayor

Enc: Memorandum 15-008
Certificate of Appointment
HCC 1.18 Conflicts of Interest, Partiality & Code of Ethics
2014 Public Official Conflict of Interest Disclosure Statement
Robert's Rules of Order handbook
Commission Bylaws
Community Economic Development Strategy

Cc: Economic Development Advisory Commission

City of Homer

Homer, Alaska

Mayor's Certificate of Appointment

Greetings

Be It Known That

Daniel Stanislaw

Has been appointed to

serve as

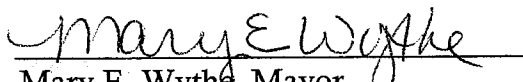
“Commissioner”

on the

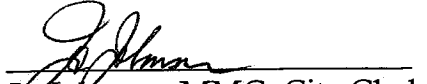
“Economic Development Advisory Commission”

This appointment is made because of your dedication to the cause of good government, your contributions to your community and your willingness to serve your fellow man.

*In Witness whereof I hereunto set my hand
this 28th day of January, 2015.*


Mary E. Wythe, Mayor

Attest:


Jo Johnson, MMC, City Clerk



CITY OF HOMER
 COMMISSION, COMMITTEE, BOARD AND TASK FORCE
 APPLICATION FORM

CITY CLERK'S OFFICE
 CITY OF HOMER
 491 E. Pioneer Avenue
 Homer, AK 99603
 PH. 907-235-3130
 FAX 907-235-3143

Received by the Clerk's Office

The information below provides some basic background for the Mayor and Council
 This information is public and will be included in the Council Information packet

Name: Danny Stanislaw Date: _____
 Physical Address: 3800 Sterling Hwy Homer AK 99603
 Mailing Address: 3800 Sterling Hwy Homer AK 99603
 Phone Number: (907) 235-7140 Cell #: (907) 299-7018 Work #: _____
 Email Address: danny@alaskahardy.com

The above information will be published in the City Directory and within the city web pages if you are appointed by the Mayor and your appointment is confirmed by the City Council

Please indicate the commission(s), committee(s), board or other that you are interested in serving on by marking with and X or a v

	ADVISORY PLANNING COMMISSION	1 ST & 3 RD WEDNESDAY OF THE MONTH AT 6:30 PM WORKSESSION PRIOR TO EACH MEETING AT 5:30 PM
X	ECONOMIC DEVELOPMENT ADVISORY COMMISSION	2 ND TUESDAY OF THE MONTH AT 6:00 P.M.
	PARKS & RECREATION ADVISORY COMMISSION	3 RD THURSDAY OF THE MONTH AT 5:30 P.M.
	PORT & HARBOR ADVISORY COMMISSION	4 TH WEDNESDAY OF THE MONTH OCT-APRIL AT 5:00 P.M. MAY - SEPTEMBER 6:00 PM
	PERMANENT FUND COMMITTEE	2 ND THURSDAY OF THE MONTH AT 5:15 P.M. FEBRUARY, MAY, AUGUST & NOVEMBER
	PUBLIC ARTS COMMITTEE	2 ND THURSDAY OF THE MONTH AT 5:00 P.M. FEBRUARY, MAY, AUGUST & NOVEMBER
	LIBRARY ADVISORY BOARD	1 ST TUESDAY OF THE MONTH AT 5:00 P.M.
	CITY COUNCIL	2 ND AND 4 TH MONDAY OF THE MONTH SPECIAL MEETINGS & WORKSESSIONS AT 4:00 P.M. COMMITTEE OF THE WHOLE AT 5:00 P.M. REGULAR MEETING AT 6:00 P.M.
	OTHER - PLEASE DESIGNATE	

I have been a resident of the city for 3 yrs 6 mos. I have been a resident of the area for 4 yrs mos.

I am presently employed at Alaska Hardy LLC

Please list any special training, education, or background you may have which is related to your choice of commission, committee, board or task force:

I have 12 years of management experience.
I have owned Dutch Boy Landscaping & Christmas Decor
since 2009 and Fritz Creek Gardens now
Alaska Hardy since 2012

Have you ever served on a similar commission, board, committee or task force? If so please list when, where and how long:

The last time I served on anything was
Student Council in high school

Why are you interested in serving on the indicated commission, committee, board or task force?

I believe I can help bring great ideas to the
table.

Do you currently belong to any organizations specifically related to the area of your choice(s) you wish to serve on?

Please answer the following if you are applying for the Advisory Planning Commission:

Have you ever developed real property, other than your personal residence, if so briefly describe? _____

Please answer the following if you are applying for the Port & Harbor Advisory Commission:

Do you use the Homer Port and/or Harbor on a regular basis? What is your primary use?

_____ Commercial _____ Recreational

Please include any additional information that may assist the Mayor in his/her decision making:

When you have completed this application please review all the information and return to the City Clerk's Office . You may also email this document to clerk@cityofhomer-ak.gov or fax to 907-235-3143. Thank you for applying!



City of Homer

www.cityofhomer-ak.gov

Office of the Mayor

491 East Pioneer Avenue
Homer, Alaska 99603

mayor@ci.homer.ak.us

(p) 907-235-3130

(f) 907-235-3143

January 28, 2015

David Friedlander
164 B Mountain View Drive
Homer, AK 99603

Dear David,

Congratulations! Council confirmed/approved your appointment to the Economic Development Advisory Commission during their Regular Meeting of January 26, 2015, via Memorandum 15-008.

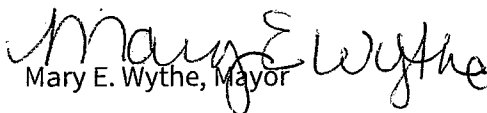
Included is the 2014 Public Official Conflict of Interest Disclosure Statement. Please complete this document and return it to the Clerk's office. This form will be retained in the Clerk's office. It is a public document and may be requested by any member of the public. In the event the Public Official Conflict of Interest Disclosure Statement is requested by a member of the public, you will be notified of the requestor's name.

Also included is the Code of Ethics as outlined in Homer City Code 1.18. This provides important guidelines in your role as a commissioner as to conduct and conflicts of interest. And finally, the Robert's Rules of Order handbook is enclosed to help you with the meeting protocol, the Commission's bylaws, and a copy of the Community Economic Development Strategy (CEDS).

Thank you for your willingness to serve the City of Homer on the Economic Development Advisory Commission. There certainly are exciting times ahead.

Your term will expire April 1, 2018.

Cordially,


Mary E. Wythe, Mayor

Enc: Memorandum 15-008
Certificate of Appointment
HCC 1.18 Conflicts of Interest, Partiality & Code of Ethics
2014 Public Official Conflict of Interest Disclosure Statement
Robert's Rules of Order handbook
Commission Bylaws
Community Economic Development Strategy

Cc: Economic Development Advisory Commission

City of Homer

Homer, Alaska

Mayor's Certificate of Appointment

Greetings

Be It Known That

David Friedlander

Has been appointed to

serve as

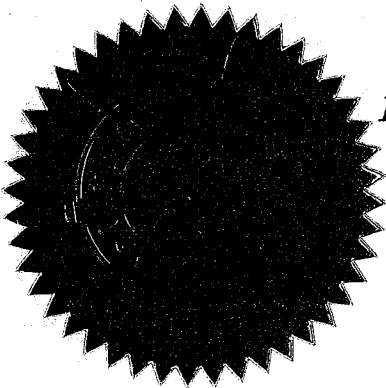
“Commissioner”

on the

“Economic Development Advisory Commission”

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*In Witness whereof I hereunto set my hand
this 28th day of January, 2015.*



Mary E. Wythe

Mary E. Wythe, Mayor

Attest:

J. Johnson

Jo Johnson, MMC, City Clerk

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 COMMISSION, COMMITTEE, BOARD AND TASK FORCE
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 This information is public and will be included in the Council Information packet

Name: David Friedlander Date: 01/19/15

Physical Address: 164B Mountain View Drive Homer, AK 99603

Mailing Address: PO BOX 2894 Homer, AK 99603

Phone Number: (907)299-7969 Cell #: (907)299-7969 Work #: (907)235-8612

Email Address: davidf@reddenmarine.com

The above information will be published in the City Directory and within the city web pages if you are appointed by the Mayor and your appointment is confirmed by the City Council

Please indicate the commission(s), committee(s), board or other that you are interested in serving on by marking with and X or a v

<input type="checkbox"/>	ADVISORY PLANNING COMMISSION	1 ST & 3 RD WEDNESDAY OF THE MONTH AT 6:30 PM WORKSESSION PRIOR TO EACH MEETING AT 5:30 PM
<input checked="" type="checkbox"/>	ECONOMIC DEVELOPMENT ADVISORY COMMISSION	2 ND TUESDAY OF THE MONTH AT 6:00 P.M.
<input type="checkbox"/>	PARKS & RECREATION ADVISORY COMMISSION	3 RD THURSDAY OF THE MONTH AT 5:30 P.M.
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<input type="checkbox"/>	PERMANENT FUND COMMITTEE	2 ND THURSDAY OF THE MONTH AT 5:15 P.M. FEBRUARY, MAY, AUGUST & NOVEMBER
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<input type="checkbox"/>	OTHER - PLEASE DESIGNATE	

I have been a resident of the city for 0 yrs 9 mos. I have been a resident of the area for 0 yrs ____ mos.

I am presently employed at Kachemak Gear Shed

Please list any special training, education, or background you may have which is related to your choice of commission, committee, board or task force:

Overall economic management within multiple organizations from the US Army to Apple Inc and now Kachemak Gear Shed. My experience has enabled me to run each organization in the most profitable manner available.

Have you ever served on a similar commission, board, committee or task force? If so please list when, where and how long:

Currently sitting on 2 HMTA sub-committees.

Why are you interested in serving on the indicated commission, committee, board or task force?

Mike B asked me to join and I feel that I have a lot to offer the committee.

Do you currently belong to any organizations specifically related to the area of your choice(s) you wish to serve on?

I am the Assistant Branch Manager at Kachemak Gear Shed.

Please answer the following if you are applying for the Advisory Planning Commission:

Have you ever developed real property, other than your personal residence, if so briefly describe? N/A

Please answer the following if you are applying for the Port & Harbor Advisory Commission:

Do you use the Homer Port and/or Harbor on a regular basis? What is your primary use?

Commercial

Recreational

Please include any additional information that may assist the Mayor in his/her decision making:

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