

**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. April 14, 2015 Regular Meeting Minutes Page 3

6. VISITORS/PRESENTATIONS

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

8. PUBLIC HEARING

9. PENDING BUSINESS

- A. Affordable Housing
- i. Tax Incentive Recommendation from Commissioner Brown Page 7
 - ii. Memo from City Planner Abboud re: Special Assessment Districts Page 9

10. NEW BUSINESS

11. INFORMATIONAL ITEMS

- A. City Manager's Report May 6, 2015 Page 11
- B. Resolution 15-030(A) Adopting the Land Allocation Plan Page 13
- C. Resolution 15-032 Partially Releasing the Development Covenant of the Lillian
Walli Estates Subdivision Page 15

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, JUNE 9, 2015 at 6:00
p.m.** in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska.

Session 15-04 a Regular Meeting of the Economic Development Advisory Commission was called to order by Vice Chair Brown at 6:00 p.m. on April 14, 2015 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONER ARNO, BROWN, FRIEDLANDER, MARKS, STANISLAW

EX-OFFICIO: KATE MITCHELL, MARINE TRADES

ABSENT: BARTH (Excused)

STAFF: CITY MANAGER KOESTER
DEPUTY CITY CLERK JACOBSEN
CITY PLANNER ABOUD

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

None

RECONSIDERATION

APPROVAL OF MINUTES

A. Regular Meeting Minutes March 10, 2015

MARKS/FRIEDLANDER MOVED TO APPROVE THE MINUTES

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

VISITORS

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

Kate Mitchell, Marine Trades Representative, provided the group with a synopsis of the Marine Trades Association Meeting. She explained they are a self-funded group of about 65 to 70 business owners. They partner with the Port of Homer in development and manning a booth at Pacific Marine Expo. She commented about the workforce development program and the classes they are doing at the high school and college that are sponsored by Marine Trades. They hope to have more activities scheduled for next year. They have been marketing Homer as a place to get boat work done and advertised in Pacific Marine Magazine, Workboat Magazine, Pacific Fishing, and a few others. They are working to find trained people and get training available for people to fill those work place jobs. She addressed challenges of getting funding to make programs available to train in the industry and commented that the Marine Trades promotional video should be ready in the fall, in time for the Marine Trades Expo.

PUBLIC HEARINGS

PENDING BUSINESS

- A. Affordable Housing
 - i. Memo from Deputy City Clerk re: Special Assessment Districts
 - ii. Tax incentive recommendation from Commissioner Brow
 - iii. Public comment from Larry Slone

The Commission briefly discussed the memo regarding Special Assessment Districts that was included in the packet. City Manager Koester and City Planner Abboud provided feedback to the Commission about other options such as sun-setting the assessment after a number of years or tiered option of assessing lots that are created through subdivision. There was some general discussion about zoning, density, and lot sizes in the residential districts.

The Commission agreed that they would like to have a staff report that includes the suggestions raised by the City Planner for consideration at their next meeting. They also acknowledged the need to receive input from property owners currently involved in assessment districts.

Vice Chair Brown reviewed his tax incentive recommendation that was included in the packet. He added that after he submitted the recommendation he received some input from Commissioner Arno and deferred to him to share his recommendation.

Commissioner Arno suggested a seven year trial period on all new construction on undeveloped property whether residential or commercial, to waive city taxes on improvement to the property for a period of ten years. This would not apply to additions on homes or businesses, only new construction.

Benefits addressed included promoting development, increasing housing, creating jobs, attracting new business, increased water and sewer customers, and attracting new users to the sales tax base. It opens the door to Homer, not just targeting a certain group.

Concern was expressed that incentivizing someone to build a \$300,000 home or a second seasonal home isn't going to address the affordable housing need. It was also suggested that an open ended incentive like this doesn't necessarily promote affordable year round opportunities. Seasonal home owners increase the sales tax base for just a few months. The larger portion of the months they aren't here finds a lot of businesses struggling to stay open, leaving fewer choices for those who do live here year round. It also impacts business owners who are able to provide jobs to meet a higher demand in the busy months and struggle to have those jobs available when the seasonal people leave.

The Commission agreed that after a lot of consideration over many meetings they are at an impasse with what would be most beneficial regarding a tax incentive. They recognized that the possibility of LNG development in our area may have a positive impact on the job and housing market that would negate the potential benefits of a tax incentive. It was the consensus of the Commission to remove tax incentives from the Commissions business.

The Commission acknowledged the public comments from Mr. Slone included in their packet.

NEW BUSINESS

A. Land Allocation Plan

The Commission reviewed information in the Land Allocation Plan and talked with City Planner Abboud about parcels the city owns that could possibly be sold. They specifically addressed the parcel on Main Street listed on page D-3 and the potential of the lot for a developer who may want to remove some fill to develop or that it would lend well to a two story building with an upper and lower access similar to the Kachemak Bay Title building. They also talked about the lots in the Lillian Walli Subdivision area including efforts toward resolving restrictions in the subdivision agreement that have been in place for many years.

ARNO/FRIEDLANDER MOVED TO RECOMMEND THE SALE OF THE PARCEL ON MAIN STREET, PARCEL NUMBER 175-144-16, AND ALSO SELL THE LOTS IN LILLIAN WALLI ESTATES SUBDIVISION, LOTS 60, 65, 66, 67, 70, 57, 58, AND 59, WITH THE EXCEPTION OF POSSIBLY KEEPING ONE OF THOSE LOTS FOR A PARK.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

INFORMATIONAL ITEMS

- A. City Managers Report
- B. LNG Info

Commissioner Marks said she would like to have new business items to discuss more specifics about the potential of LNG and what it would do economically for the harbor and the rest of the community.

She would also like to look at some of the economic potential of the MAPP group, the redevelopment of Woodard Creek, and the interplay that might occur with the completion of the PARC survey. She added that she will be absent from the May meeting.

City Manager Koester said she will work with other staff in gathering information relating to the LNG project, and suggested having a representative from MAPP and the Woodard Creek Coalition present at a future meeting. She added that Agnew:Beck will be providing an update at the next City Council Meeting regarding the PARC survey and invited Commissioners to attend or listen to the radio. Any informational material provided can be included in the Commissions packet.

COMMENTS OF THE AUDIENCE

None

COMMENTS OF CITY STAFF

None

COMMENTS OF THE COUNCILMEMBER

None

COMMENTS OF THE COMMISSION

Commissioner Friedlander commented that his uncle is in the cannabis business in Washington and the amount of taxes the state is pulling in from that industry is phenomenal. If the city walks down that road with the cannabis commission we could see a lot of economic benefit.

Commissioners Stanislaw, Marks, and Arno had no further comments.

Vice Chair Brown thanked everyone for their work tonight.

ADJOURN

There being no further business to come before the Commission the meeting adjourned at 7:40 p.m. The next regular meeting is scheduled for Tuesday, May 12, 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: _____

From: Patrick Brown <pbrown5@yahoo.com>
Sent: Tuesday, April 28, 2015 4:10 PM
To: Melissa Jacobsen
Cc: Mike Barth
Subject: Homer Economic Development Advisory Board Proposal
Attachments: Homer Econ Incentive Proposal.doc

Homer Economic Development Advisory Board Proposal

I am asking this recommendation be included in our next meeting as new business.

Respectfully,
Patrick Brown

Vice-Chair

Homer Economic Development Advisory Board

New Business and Housing Incentives on Homer Undeveloped Land

- 1) 7 year trial period
- 2) All new construction, (business and residential) on UNDEVELOPED LAND
Note: applies to new construction only, not additions
- 3) Waive city taxes on improvements for a period of 10 years

Benefits:

- Promoting development on undeveloped land available in Homer
- Promoting and attracting new businesses
- Promoting Living Wage Jobs by local industries and increased support services
- Increasing use and service fee infrastructures of city; sewer, water, gas, electric
- Promoting new users to sales tax base, not just a target group of individuals
- Promoting and encouraging a base for construction which includes anticipating the LNG Pipeline benefits



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

MEMORANDUM 15-

TO: ECONOMIC DEVELOPMENT COMMISSION
THROUGH KATIE KOESTER, CITY MANAGER
FROM: RICK ABBOUD, CITY PLANNER
DATE: MAY 5, 2015
SUBJECT: LID/SAD ASSESSMENTS

After discussion of assessments at the April 14th meeting of the Commission, The Commission still wished to review options that might encourage subdivision and the greater utilization of built infrastructure where current projects have been completed. It was my understanding that this subject was brought up under the discussion of affordable housing as a policy that might contribute to bringing down the cost.

I have researched how changing the current policy of charging a new assessment might play out in a representative example. The Hillside Acres LID is a relatively expensive and has good opportunity for subdivision. The original costs were \$15,745 for water and \$11,103 for sewer (for the following example I have made assumptions for discussion only and the real numbers and scenario may not be entirely accurate). The payoff year is 2027, so the original lots in the district have been paying for 8 years, if financed, and have 12 years to go. The creation of one more lot would require the payment of \$26,848 that would be distributed to the remaining 39 customer that would receive \$671 each. This is an example of what those in the district might forego if the policy changes.

I propose the consideration of three options. 1.) Recommend that the district stop collecting at the payoff date or other date specific. 2.) Recommend that a formula be considered for a decreasing amount to be collected until zeroing out at the payoff date or other specific date. 3.) Do nothing.

Discussion

- 1.) A provision is not spelled out in code right now stating exactly when this policy of collecting for new subdivisions ends. Ideally it should be clearly stated in the enacting policy for each LID. I am unaware that this was ever done. It is my understanding that this policy has come onboard retroactively for LID's established before 2005. Recommending this option would require the City Attorney to review the policy and make an analysis as to how it might work on current LID's. One recommendation that should be made regardless is that the policy be clearly documented in all future LID/SAD's.

- 2.) This is just the first recommendation with some additional requirements. My suggestion for the start of conversation would be to consider collection of the full amount for 10 years and then amortize the rest of the assessment to a value of zero at the end of the payoff year. This would give members of the original district a reasonable amount of time to benefit while increasing the benefits of subdividing as time goes on.
- 3.) Do nothing is always an option. This should still come with the review of the attorney as to what exactly is the status of the policy. It may be that we should not be collecting this money past a specific date right now. A documented opinion from the attorney could clear up some contentions.

Staff Recommendation: Pick and option with a motion for the consideration of the City Council, make amending motions if appropriate.



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

City Manager's Report

TO: Mayor Wythe and Homer City Council
FROM: Katie Koester, City Manager
DATE: May 6, 2015
SUBJECT: City Manager's Report

Cannabis vs. Marijuana

Interim City Manager Yoder sits on the Alcohol and Beverage Control Board and spent some time last week discussing Marijuana regulations. He called to let us know that the ballot language used the word marijuana and in order to be consistent all of the state regulations will use the word marijuana and not cannabis.

New Port and Harbor Building

The Port and Harbor has committed to May 16th as the final move in date. We considered trying to squeeze in a ribbon cutting on May 11th to take advantage of the Senator and Representative's presence, but schedules were just too tight. The Port and Harbor has set aside June 11th at 5pm as the date/time for an official grand opening and ribbon cutting for the new port and harbor building. Unless Council has conflicts, we will move forward with making arrangements for that date. Please let us know if you have any ideas for the ribbon cutting to make it extra special.

Waterway Suitability Assessment Workshop

Port and Harbor Director Hawkins has been asked to participate in the Alaska LNG Project Waterway Suitability Assessment Workshop on Waterway Safety Assessment. This is a 3 day workshop in Anchorage, though Hawkins will only be able to attend the first day. Due to the sensitive nature of the plans being discussed, Hawkins had to sign a confidentiality agreement to attend the meeting. The City of Homer has a high degree of interest in the safety of our waters and will be following this project and the Waterway Suitability Assessment process closely. I think it will be a good use of his time.

Public Service Picnic

City Council is invited to a Public Service Picnic at City Hall Thursday May 14th from 11:30am-1:30pm. The City will provide dogs and burgers and departments are asked to bring their favorite side. It will be a great opportunity to appreciate our public employees and share some good food, good company, and hopefully welcome in a beautiful spring and summer.

RFP for Insurance Benefit Broker and Consulting Services

The City will issue an RFP for Insurance Benefit Broker and Consulting Services in June. The City's consulting needs have changed over the last year and holding off on issuing the RFP has allowed us to realize some savings and establish new patterns of usage with private insurance that will be valuable to whomever the consultant is. With conversations on health insurance just around the corner this fall, it is timely to secure a consultant this summer. Personnel Director Browning provides more detail in the attached memo.

Homer Student for 2015 Congress of Future Science and Technology Leaders

Homer High Sophomore Robert Martin will be attending the 2015 Congress of Future Science and Technology Leaders in Boston, Massachusetts this summer. It is a tremendous honor to be able to send a Homer student to this prestigious congress. Robert will learn a great deal about science, technology and represent the City of Homer and State of Alaska among his colleagues. The City of Homer is proud of Mr. Martin's accomplishments. We are quite fortunate to have a youth with such extraordinary talent in our community. For more information on the Congress, see the attached press release.

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**CITY OF HOMER
HOMER, ALASKA**

Mayor/City Council

RESOLUTION 15-030(A)

A RESOLUTION OF THE HOMER CITY COUNCIL APPROVING THE
CITY OF HOMER 2015 LAND ALLOCATION PLAN.

WHEREAS, The Property Management Policy and Procedures Manual sets policy for municipal land management; and

WHEREAS, Chapter 3 of the Property Management Policy and Procedures Manual establishes that a Land Allocation Plan will be developed annually; and

WHEREAS, The City Council discussed the Land Allocation Plan during a Worksession on April 27, 2015; and

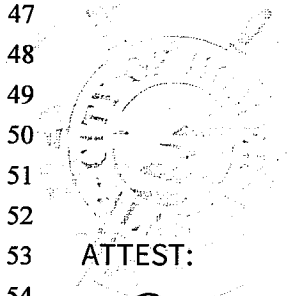
WHEREAS, The Economic Development Advisory Commission, Parks and Recreation Advisory Commission, Port and Harbor Advisory Commission, and Advisory Planning Commission reviewed the draft Land Allocation Plan and provided their recommendations as outlined in Memorandum 15-055 by the Deputy City Planner; and

WHEREAS, Council had the following recommendations to amend the plan:

1. Homer Spit No. 5 Lot 11 - portion be available for long term cell tower lease
2. Homer Spit No. 2 Lot 12-A - remove from short term lease
3. Homer Spit Subdivision Amended, Lots 28 and 29 - retain for parking and restrooms, deleting reference to harbormaster office
4. HM T06S R 13W S19 Portion Thereof S of Olsen Lane; T 6S R 13W Sec 28 Seward Meridian HM Govt Lots 5, 6, 7, 8; T 6S R 13W Sec 28 Seward Meridian HM Govt Lots 10-15 - designate as parks
5. C7 - Government Lots 10, 21, 24, 25 HM T06S R13W S14 will be advertised for sale
6. E19 - T 6S R 13W Sec 20 Seward Meridian HM 0840005 Lakeside Village Sub Amended Lot 2 Blk 4 staff to explore and bring a recommendation to replat to extend through to Lakeside Drive (act on Resolution 09-33)
7. E22 - That Portion of Govt Lot 3 Lying Southwesterly of Kachemak Drive, T6S R13W S23 list lot for sale pending appraisal and attempt to contact adjacent land owners to see if they have an interest in purchasing
8. E23 - Government Lot 36 HM T06S R13W S14, Harry Feyer Subdivision Lot 1 list lot for sale pending appraisal
9. E6 - HM0880016 T06S R14W S24 Lillian Walli Estate Sub Lot 60, 65, 66, 67, 70, 57, 58, 59 list all lots for sale

43 NOW, THEREFORE, BE IT RESOLVED by the City Council that the City of Homer 2015
44 Land Allocation Plan is hereby approved as presented.

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46 PASSED AND ADOPTED by the Homer City Council this 27th day of April, 2015.



CITY OF HOMER

Mary E. Wythe
MARY E. WYTHE, MAYOR

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53 ATTEST:

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55 *Jo Johnson*
56 _____
57 JO JOHNSON, MMC, CITY CLERK

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59 Fiscal Note: N/A

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**CITY OF HOMER
HOMER, ALASKA**

Interim City Manager

RESOLUTION 15-032

A RESOLUTION OF THE HOMER CITY COUNCIL PARTIALLY
RELEASING THE DEVELOPMENT COVENANT OF THE LILLIAN
WALLI ESTATES SUBDIVISION REQUIRING EVERY LOT OR TRACT
WITHIN THE PROPERTY BE SERVED BY ROADS, WATER, SEWER,
DRAINAGE, AND OTHER UTILITIES BEFORE A REQUEST FOR A
BUILDING PERMIT OR ADDITIONAL UTILITY CONNECTION MAY BE
MADE.

WHEREAS, The City of Homer ("City"), whose address is 491 East Pioneer Avenue,
Homer, Alaska 99603, and Ero Steve Walli and John Robert Gibson (together, "Owners"),
entered into an Agreement dated May 16, 1988 ("Agreement"), and recorded May 19, 1988, in
Book 0183 at Page 424 in the Homer Recording District, Third Judicial District, State of Alaska;
and

WHEREAS, The Agreement applies to real property now described as Tract B and Lots
1 through 77, Lillian Walli Estates Subdivision, according to Plat No. 88-16, Homer Recording
District, Third Judicial District, State of Alaska (the "Property"); and

WHEREAS, In the Agreement, the Owners and their successors and assigns agree that,
"no request for a building permit or additional utility connections will be made until
improvements (roads, water, sewer, drainage, and other utilities), are completed and
accepted by the City" ("Development Covenant"); and

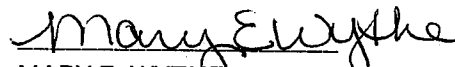
WHEREAS, As beneficiary of the Development Covenant, the City has determined that
the Development Covenant imposes an unreasonable burden on the development of the
Property, and that it is in the public interest for the City to partially release the Property from
the Development Covenant as provided herein.

NOW, THEREFORE, BE IT RESOLVED by the City Council that the City of Homer hereby
partially releases the Development Covenant insofar as it requires that every lot or tract
within the Property be served by roads, water, sewer, drainage, and other utilities before a
request for a building permit or additional utility connection may be made for any lot or tract
within the Property, such partial release to have the effect of revising the Development
Covenant to read as follows: "no request for a building permit or additional utility
connections will be made for a lot or tract until improvements (roads, water, sewer, drainage,
and other utilities) serving that lot or tract are completed and accepted by the City."

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PASSED AND ADOPTED by the Homer City Council this 27th day of April, 2015.

CITY OF HOMER


MARY E. WYTHE, MAYOR

ATTEST:


JO JOHNSON, MMC, CITY CLERK

Fiscal Note: N/A

