

**NOTICE OF MEETING
REGULAR MEETING AGENDA**

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE

2. APPROVAL OF THE AGENDA

3. PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA

4. RECONSIDERATION

5. APPROVAL OF MINUTES

- A. August 11, 2015 Regular Meeting Minutes **Page 3**

6. VISITORS/PRESENTATIONS

- A. Adele Person - Pioneer Avenue Revitalization Project

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

- A. Update from Chamber Director Zak re: International Economic Development Conference

8. PUBLIC HEARING

9. PENDING BUSINESS

- A. Old Building Business Renewal / Pioneer Avenue Revitalization Project **Page 9**
i. City of Soldotna Targeted Area and Agreement Letter
ii. Portland Program Information

B. Defining New Economic Engines for Homer

10. NEW BUSINESS

11. INFORMATIONAL ITEMS

- A. City Manager's Report August 24, 2015 **Page 35**
B. Memo from Deputy City Clerk re: EDC Meeting Speakers Scheduled & Pending **Page 37**
C. Resolution 15-076 Amending EDC Bylaws to Include Pledge of Allegiance **Page 39**
D. Commissioner Attendance list for City Council Meetings **Page 41**

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, OCTOBER 13, 2015 at
6:00 p.m. in the City Hall Cowles Council Chambers located at 491 E. Pioneer Ave, Homer, Alaska.**

Session 15-07 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Brown at 6:00 p.m. on August 11, 2015 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

ABSENT: ARNO

STAFF: ASSISTANT CITY MANAGER LAWRENCE
DEPUTY CITY CLERK JACOBSEN

AGENDA APPROVAL

MARKS/STANISLAW 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 July 14, 2015

MARKS/SANSOM 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

Karen Zak, Chamber of Commerce Executive Director, reported to the Commission that 9377 visitors have visited the Homer Chamber of Commerce since May. The peak month of July was 3440, and the peak day was 195 people on August 4th. The volunteers are busy talking with visitors and providing information for the businesses that can meet their needs. They have met the cruise ships and provide

maps to the busses that include businesses along the route that are members of the Chamber. They have had feedback that it has helped increase visitors to those businesses. The back of the map has information for what the cruise ship visitors can do when they come back for an extended visit. The chamber is also doing a three minute survey with visitors to gather some general statistics about their group and how they heard about Homer. The information will be provided after the season. She reported on updates to the relocation guide and information people are looking for. This year's visitor guide will be promoting all seasons and highlight events to help promote year round tourism. There are three conferences scheduled for this year and they have information set aside for those visitors. They are also working with the Borough to collect sales tax data to help track how these events impact the local economy. Mrs. Zak provided stats for 2013-2014 that guided water was up 22%, lodging up 48%, restaurants and bars up 42%, retail trade up 5.5% with a net gain of more than \$1 million. They are hearing this is one of the best summers in years and looking forward to getting the new numbers.

Mrs. Zak talked about the International Economic Development Council Annual Conference (IEDC) happening in Anchorage on October 4-7. She prepared a budget on attending as an exhibitor. The booth, lodging and travel for two people, redoing the booth design, and jump drives to distribute would be \$3500 to \$4000 to participate. The group discussed other groups that might be interested in partnering and help share the cost to attend and participate.

The Commission, staff, and Mrs. Zak touched on discussion of the city budget and the idea of a bed tax. It was suggested and the Commission agreed that the bed tax could be added to a future agenda for further discussion.

PUBLIC HEARINGS

PENDING BUSINESS

- A. Old Building Business Renewal
 - i. City of Soldotna Storefront Improvement Plan Guidelines

The Commission discussed whether to forward a request for direction from Council regarding this topic or whether to begin formulating a recommendation on a concept like this for the City of Homer. They agreed to discuss the topic and begin working on a recommendation for Council on the program.

They requested further information to discuss at the next meeting:

- How Soldotna funds their program
- What fund the city would use
- Who writes grants for the city
- What changes staff would recommend for the city's program

There was consensus to include this on the next agenda.

- B. Bylaw Amendment – Adding Pledge of Allegiance before roll call

ECONOMIC DEVELOPMENT ADVISORY COMMISSION
REGULAR MEETING
AUGUST 11, 2015

BROWN/MARKS MOVED TO FORWARD THIS AMENDMENT TO INCLUDE THE PLEDGE OF ALLEGIANCE BEFORE ROLL CALL TO THE CITY COUNCIL FOR ADOPTION.

There was no further discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

C. Draft 2016-2021 Capital Improvement Plan Review & Recommendation

Assistant City Manager Lawrence reviewed the process for the capital improvement plan, projects that relate to economic development, and answered questions about the projects. The Commissioners stated their top two projects for the CIP.

Commissioner Sansom – Seafarer’s Memorial Parking expansion, with the caveat that it’s paid parking, and Kachemak Shellfish Grower’s Association

Commissioner Friedlander - Deep Water Dock Cruise Ship Dock expansion and Marine Ways Large Vessel Haul Out facility

Commissioner Stanislaw – Jack Gist Park improvements phase 2 and Karen Hornaday Park improvements phase 2

Commissioner Marks – Ice Plant upgrade and Storm Water Master Plan

Chair Brown – Ice Plant upgrade and Barge Mooring Facility

There was no consensus of projects and discussion ensued. Projects like the Ice Plant, park improvements, Seafarer Memorial parking, and storm water planning are low cost projects that could be reachable and also bring in revenue. The Deep Water Dock and Cruise Ship dock have a completion date of 2016 and they would benefit revenue for the entire city in support services, housing, and tourist related business for example. It will also benefit the Coast Guard. The large vessel haul out will benefit the marine trade services as well.

BROWN/FRIEDLANDER MOVED THAT THE HOMER ECONOMIC DEVELOPMENT ADVISORY COMMISSION SUPPORTS THE DEEP WATER DOCK/CRUISE SHIP DOCK EXPANSION AND THE BARGE MOORING FACILITY.

There was no further discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

NEW BUSINESS

A. City of Homer Marketing Plan

The Commission agreed that they will have this topic on a future agenda after they see what develops with the IEDC Conference and when Chamber Director Zak can work with the Commission.

B. Defining New Economic Engines for Homer

The Commission discussed preparing a speakers list so the Commission can hear from the groups around town and help them in developing a marketing plan. Some suggestions included:

- Patrice Krant, who worked with an Irish town who had an interested in their community and environment. She assisted the town in bringing in business that fit with the community's interest
- The Port and Harbor Director to talk to the Commission about what is happening with their improvements and goals moving forward
- The Woodard Creek Coalition

Commissioner Marks said she would provide a list to staff to be included in the packet. Staff noted the list can be included as an informational item in each packet and the Commission can add or remove speakers as they choose.

C. Commissioner Attendance at City Council Meetings

Commissioner Marks said she could attend a council meeting in September and Commissioner Friedlander said he could attend a council meeting in November.

The calendar will be included in future meeting packets so Commissioners can sign up to attend as their schedules allow.

INFORMATIONAL ITEMS

A. City Manager's Report July 27, 2015

Assistant City Manager Lawrence briefly reviewed the status of the beach policy updates.

COMMENTS OF THE AUDIENCE

None

COMMENTS OF CITY STAFF

None

COMMENTS OF THE COUNCILMEMBER

None

COMMENTS OF THE CHAIR

Chair Brown thanked the Commission and staff for their work.

COMMENTS OF THE COMMISSION

Commissioner Sansom said she appreciated the opportunity to review and give feedback on the Capital Improvement Plan projects.

Commissioner Friedlander apologized for being late and said it was a good meeting.

Commissioner Stanislaw had no comments.

Commissioner Marks commented that she was contacted by and spoke with the Homer Tribune about information from the town survey. She said the Commission hadn't had a chance to discuss it yet, but probably would in the near future. She made the comment from her own perspective that after all the discussion at the town hall meeting she appreciated the City Manager's comment that there is another piece to the puzzle besides taxes, and it is economic development.

ADJOURN

There being no further business to come before the Commission the meeting adjourned at 7:42 p.m. The next regular meeting is scheduled for Tuesday, September 8, 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: _____



City of Homer

www.cityofhomer-ak.gov

Administration

491 East Pioneer Avenue
Homer, Alaska 99603

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Economic Development Advisory Commission
FROM: Patrick Lawrence, Assistant City Manager
DATE: September 2, 2015
SUBJECT: Soldotna's Storefront Improvement Program

The purpose of this memo is to provide information about the Storefront Improvement Plan (SIP) that Soldotna implemented in 2012.

The SIP was implemented by the Economic Development Director for the City of Soldotna, in 2012 and was modeled after a similar program the City of Portland OR has been using for over 20 years. The first year Soldotna had \$15,000 to distribute to qualifying projects, the second year they had to double to funds due to the overwhelming success and interest of the program the first year, and in 2014 they decided to raise the maximum grant amount from \$5,000 to \$7,500 or up to 50% of the total project cost. The SIP program has funded 3-4 projects annually and has continued to grow in popularity. Soldotna currently funds about 2/3rds of the projects submitted and all but one of the successful projects have been completed over the last 4 years.

The thought behind the program is that it improves storefront images along popular roadways which improves quality of life and encourages more business, in turn growing more tax dollars for the City.

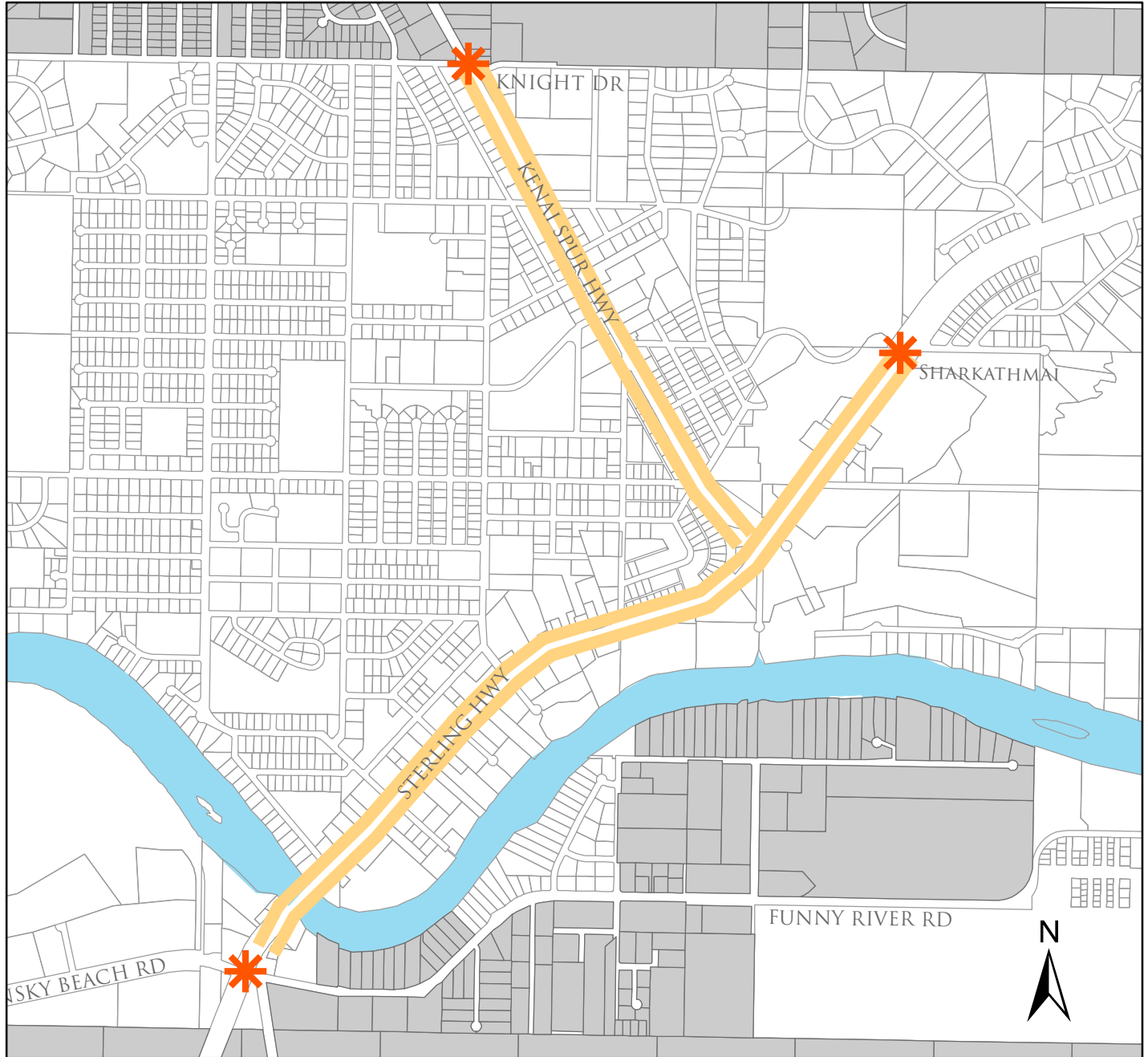
I have attached the Portland program and more information about the Soldotna program.

Action:

Determine whether to develop a Homer SIP program and present to Council for consideration.

2012 SIP TARGETED AREA

STERLING HWY
SHARKATHMAI TO K. BEACH / FUNNY RIVER
&
KENAI SPUR HWY
KNIGHT DR. TO THE "Y"



The information depicted hereon is for graphical representation only from the best available sources.

The City of Soldotna assumes no responsibility for any errors on this map.



TARGETED AREA



Storefront Improvement Program Letter Agreement

This letter of agreement (this "Agreement") is entered into as of _____, 2013 (the "Effective Date") by and between the City of Soldotna ("City") and _____, ("Grantee"), and sets forth the terms and conditions under which the City has agreed to provide a Storefront Improvement Grant for Grantee's storefront rehabilitation project.

TERMS

Grantee: _____

Grant: The City shall reimburse 50% of the cost of improvements, up to seven thousand five hundred dollars (\$7,500), for the scope of work identified below.

Project: The improvements eligible for reimbursement are described in the application material (attached as Exhibit A), and include: installation of a new door and windows; replacing existing windows; adding columns and raised panel trim; adding soffit trim and can lighting in the eaves; and re-painting and welding additional structure on the existing freestanding sign.

Purpose of the Grant: To provide partial financing for the rehabilitation of the Grantee's storefront on the property located at _____. The Project is estimated to cost _____ for the work described above, with an estimated _____ for work to be completed at a later date (and not part of the Grant). Grantee is responsible for all Project costs in excess of the Grant.

Disbursement: Subject to the disbursement conditions set forth below, Grant funds shall be used to reimburse Grantee for eligible work only after work has been completed and the contractor paid in accordance with the approved plans. The project shall not be eligible for reimbursement until the entire scope of work is installed.

DISBURSEMENT CONDITIONS

All of the following conditions must be met and items submitted to the City, prior to disbursement of the grant funds:

1. W-9: Grantee must complete, sign, and submit a W-9 to the City.
2. Approval by Building Owner: If Grantee is not the owner of the building, the Grantee must obtain the prior written approval of the Project from the building owner and provide a copy of the approval to the City.
3. Other Approvals: The Grantee must obtain necessary regulatory approvals (e.g., City of Soldotna building permits or site plan review, if required).
4. Inspection by Planning Staff: Applicant must inform the City when work is completed and ready for inspection prior to final disbursement to Grantee. Funds shall not be disbursed if the work has not been completed to the satisfaction of the City.

- 5. Proof of Payment: Grantee shall submit a Disbursement Request in the form attached hereto as Exhibit B and incorporated herein by this reference, accompanied by proof of payment to each contractor, for whose work Grantee is seeking reimbursement. Proof of payment shall be in the form of a receipt from the contractor or another form of evidence acceptable to the City.

GENERAL CONDITIONS

Payment: The City shall not reimburse more than 50% of all submitted receipts, and in no case will the City pay more than the Grant amount.

Completion, Permits and Inspections: If required, all work shall be done under a building permit issued by the City of Soldotna. Upon completion of the work, the property shall be inspected and certified in compliance with all applicable City codes and ordinances. All contractors shall be registered and bonded by the State of Alaska to perform construction work.

Maintenance: Applicant will maintain the improvements funded by the grant in good order for a period of at least five years and be dutiful about removal of graffiti and repair of vandalism.

Publicity: The Grantee agrees to allow the City to develop materials related to the Project and highlight the Grantee’s participation including, but not limited to, web sites, brochures, reports or newsletters.

Agreement Acceptance: This agreement must be accepted by signing below no later than 30 days from the effective date. If you do not accept the agreement by this date, the City’s offer to make this Grant expires and the funds may be allocated to other eligible projects.

Schedule of Performance: Grantee agrees to achieve completion of Project construction on or before June 15, 2014.

Agreement Expiration: This Agreement will remain in force until June 30, 2014 (the “Grant Expiration Date”). Grantee must submit the final request for payment no later than 15 days before the Grant Expiration Date.

This Agreement constitutes a grant commitment subject to satisfaction of and compliance with the above-described conditions. **Please indicate your acceptance of these conditions by signing this letter, and returning it to Stephanie Queen in the Planning Department, prior to the acceptance deadline.**

Approved By:

Accepted By:

Mark Dixson,
City Manager

Date

Grantee

Date

Exhibit B



CITY
OF
SOLDOTNA

**GRANT
DISBURSEMENT REQUEST**

GRANT PROJECT	
GRANTEE / BORROWER	
PROJECT ADDRESS	
GRANT / LOAN PROGRAM	Storefront Improvement Program

1. TO BE COMPLETED BY GRANTEE OR BORROWER REQUESTING DISBURSEMENT

Description of work performed:	Payment amount requested: \$						
<p>Payee is: <input checked="" type="checkbox"/> Grantee / Borrower</p> <p>Payee info:</p> <table border="1"> <tr> <td>Name:</td> <td><Company></td> </tr> <tr> <td>Mailing address:</td> <td><Adrs></td> </tr> <tr> <td>City, State, Zip:</td> <td><City>, <State> <ZIP></td> </tr> </table> <p>The undersigned requests disbursement in the amount shown above. The Grantee certifies that such payment is in accordance with the terms and conditions of the documents executed in connection with the above referenced grant.</p> <p>Grantee or Borrower signature: _____ Date: _____</p>		Name:	<Company>	Mailing address:	<Adrs>	City, State, Zip:	<City>, <State> <ZIP>
Name:	<Company>						
Mailing address:	<Adrs>						
City, State, Zip:	<City>, <State> <ZIP>						

2. TO BE COMPLETED BY STAFF

Payee vendor # :	Amount requested: \$	Final disbursement? <input type="checkbox"/> Yes
REQUIRED INFORMATION ATTACHED FOR PROCESSING (attach all that apply):		
<input type="checkbox"/> <u>Invoices from grantee</u>	<input type="checkbox"/> <u>W-9</u>	



Storefront Improvement Program: Guidelines and Requirements

The Storefront Improvement Program assists commercial property and business owners in rehabilitating their storefronts, to revitalize neighborhood commercial areas, eliminate blight and enhance the livability of surrounding neighborhoods.

APPLICATION

You must submit a written application. PDC staff will then work with you to help you meet program conditions that are required for a commitment of funds.

ELIGIBILITY

Eligible work: Rehabilitation of building facades visible to the street, including storefronts; cornices; gutters and downspouts; signs and graphics; exterior lighting; canopies and awnings; painting and masonry cleaning; and limited security and accessibility improvements. Permit and design review fees can be reimbursed through the program.

The following repairs are allowed as long as they are part of work which directly affects the façade: landscaping; fences; seal coating and re-stripping of parking lots; bike racks; and interior window display lighting.

Ineligible work: Roofs; structural foundations; billboards; security systems; non-permanent fixtures; interior window coverings; vinyl awnings; personal property and equipment; security bars; razor/barbed wire fencing; sidewalks and paving.

Eligible participants include both commercial property owners and business lessees with written authorization of the property owner.

Ineligible participants:

- National franchises/for profit corporations with multiple locations outside of Portland, unless the corporation is headquartered in Portland;
- Buildings in excess of 80,000 square feet; except those in the three downtown URAs;
- Government offices and agencies (non-governmental tenants are eligible);
- Businesses that exclude minors; except those in the three downtown URAs;
- Properties primarily in residential use;
- New construction, less than 5 years old

LETTER OF CONDITIONS

Accepted applicants receive a Letter of Conditions which must be met prior to commitment of grant funds.

DESIGN

PDC has several pre-qualified architects on retainer to provide up to 30 hours of free design assistance per project for rehabilitation of exterior building facades and storefronts. The architect will help you put together a final concept and the requirements for design review approval from the city (which applies in most areas in the central city), should it be necessary.

If you choose to use your own architect, and include the PDC Storefront Coordinator in the design process, you may be partially reimbursed, up to a maximum of \$1,850. This amount is paid in addition to the grant funds awarded in the Commitment Letter as a reimbursable project expense. Reimbursement for outside design assistance will only take place if the improvements occur under the Storefront Program.

APPROVALS

PDC has the sole authority to determine eligibility of proposed work and confirmation of completed work. Certain work may be required or precluded as a condition of funding. Participants will be responsible for obtaining necessary regulatory

approvals, including those of the City Design and Landmark Commissions where applicable, the State Historic Preservation Office, the City of Portland building permits and any other necessary permits. All work must comply with city, state and federal regulations.

BIDDING

PDC requires that you get 1 bid for each type of work you are doing. We will commit to paying up to 75 percent of the total bid(s) up to \$20,000.

If the applicant is a licensed contractor, an additional bid must be submitted to validate the applicants bid. Contractor fees and overhead for applicant owners will not be reimbursed. All contractors must be licensed by the State of Oregon. All construction contracts will be between the applicant and contractor.

MWESB

Applicants are encouraged to hire minority, women-owned, emerging small business (MWESB) certified contractors. If you need assistance locating an MWESB certified contractor please visit <http://egov.oregon.gov/DCBS/OMWESB/>.

COMMITMENT OF FUNDS

As part of the City of Portland economic stimulus package a 75/25 matching storefront grant is currently available in select areas for a limited time. The grant available for each building is up to 75 percent of the cost of eligible improvements, up to \$20,000. Matching grants are paid upon completion of pre-approved, applicant-paid work. Under no circumstance will grant funds be disbursed for work completed before a Commitment Letter is provided. Funds are limited; grants are awarded on a first come, first served basis.

PDC will review and approve proposed work and insure all other conditions are met prior to issuing a Commitment Letter and allocating funds to the project. The Commitment Letter will outline additional terms and conditions of the matching grant, and will serve as the legal commitment of both parties as to the scope and quality of work and the amount of funds committed.

GENERAL CONDITIONS

The following general conditions will apply to all projects:

- Improvements funded by the grant will be maintained in good order for a period of at least five years; graffiti and vandalism will be dutifully repaired during this time period.
- Property taxes must be current, and participants may have no debts in arrears to the City when the Commitment Letter is issued.
- For grants over \$5,000, upon completion of improvements, the Applicant shall provide a Certificate of Property Insurance evidencing property coverage for "improvements" in an amount not less than the value of the improvements
- Eligible buildings qualify for a maximum of \$20,000. You may apply more than once as long as the building doesn't exceed the maximum grant. The maximum grant will be available again after a five-year time frame. If a building is sold and the new owner wishes to apply for the grant, the five-year time frame still applies. The five-year time frame begins at the date the improvements are completed.
- Compliance with the City of Portland Business License is required.
- The Applicant must complete, sign and submit a W-9 in order for disbursement of funds.
- All projects will display signage indicating PDC's involvement in the improvement work.
- Building must be at least five years old.

REIMBURSEMENT OF FUNDS

Prior to reimbursement of funds, all completed work will be reviewed by PDC staff as to compliance with the Letter of Commitment. In the case of projects that are larger than the required match, the final \$5,000 disbursement of funds will be held until the exterior of the building is "picture ready" and consider complete by the Storefront Coordinator.

The PDC Loan Committee may make minor exceptions to the program guidelines. Application forms and maps that will help you determine if your building is in an eligible area are also available at www.pdc.us/storefront.

For more information, please call Dana DeKlyen at (503) 823-3312, Pam Johnson at (503) 823-3334 or Sherry Lenard at (503)823-3582.

STOREFRONT IMPROVEMENT PROGRAM



PDC
PORTLAND
DEVELOPMENT
COMMISSION

Basic Storefront Program Guidelines

BACKGROUND

The City of Portland is known nationally for its many attractive neighborhoods anchored by vital business hubs. But over the years, some key business corridors have lost their vitality.

As part of its commitment to community revitalization, PDC has developed strategies to rebuild business districts and enhance surrounding neighborhoods. PDC administers the Storefront Improvement Program, a major piece of the city's revitalization efforts.

The Storefront Improvement Program provides grants and design assistance to business and property owners in eligible neighborhoods. Recipients can use the grant for a variety of improvements, ranging from repainting to purchase of new windows and awnings.

The Storefront Improvement Program has a notable track record. In neighborhoods across the city, the program has:

- ◆ Helped new and established businesses attract customers
- ◆ Leveraged private investment from current owners and inspired improvements to neighboring buildings
- ◆ Enhanced the appearance and charm of commercial areas while building a safer street environment, and
- ◆ Re-established pride in some of Portland's oldest and best-loved neighborhoods.

From 1989, when the program began, to 2000, PDC has made 250 grants in 15 Portland neighborhoods — ranging from outer Southeast Portland to St. Johns to sections of downtown. Those numbers are growing as businesses and residents learn about the value of storefront improvements to their business, and to their neighborhoods.

HOW DOES THE STOREFRONT IMPROVEMENT PROGRAM WORK?

The Storefront Improvement Program is a convenient, direct way for local businesses and property owners to receive help with exterior renovations.

THE STOREFRONT IMPROVEMENT PROGRAM

- ◆ Awards grants up to \$20,000 to a property owner or a business owner;
- ◆ Provides up to 30 hours of free design assistance from an architect to help with design work and regulatory compliance.

The grant recipient is required to match the grant dollar for dollar using private funds — generally a conventional loan, or working capital. Applicants also must agree to certain maintenance and insurance requirements.

Participants like the Storefront Improvement Program because it is easy to apply for, with a minimum of red tape. Having an architect determine design concepts and suggest specifications for lighting and awnings is a tremendous benefit. Many find that the design assistance has helped move their projects along more quickly and efficiently than they had anticipated, particularly in dealing with the City's design review process.

THE BUILDING LIGHTING ENHANCEMENT PROGRAM

Portland has the advantage of having many historic buildings still intact in the Central City. These monuments of terra cotta glazing, cast iron, stone, and masonry contribute to the livability and charm of the city. In the day time these buildings frame the street environment, while after sunset they recede into the night sky, revealing little more than the ground floor uses. Lighting the ornamental architectural features helps create a lively nighttime place where people feel comfortable to shop, dine, and stroll. Lit signage creates ambiance and character to areas of downtown that are known for their nightlife.

Ideally Portland's nightscape will be as lively as our daytime urban experience. To that end, our lighting program provides additional incentive to help create this environment. Architectural lighting which enhances these characteristics, unique signage, special feature lighting, display lighting all contribute to the guiding principles of our lighting program.

The lighting program is a \$7500 matching grant available to property and business owners to incent them to highlight these features. The program is only available in certain parts of downtown and is an excellent complement to the Storefront Improvement Program. The Building Lighting Enhancement Program is available in:

- ◆ Sections of North Downtown, including the Skidmore/Old Town and Chinatown Historic Districts.
- ◆ West End: Generally SW Broadway and the I-405 freeway to SW Salmon and West Burnside.

WORKING TOGETHER FOR BETTER NEIGHBORHOODS

Storefront Improvement Grants can contribute substantially to ongoing neighborhood efforts, other PDC projects, and the work of other city agencies.

For example, community-based non-profits and a number of city and state agencies are focusing resources on parts of NE Albina and NE Martin Luther King, Jr., Blvd. Projects include street and sidewalk improvements, technical assistance with redevelopment, small business loans and much more. Storefront Improvement Grants have helped existing businesses strengthen their customer base and attract new patrons as the neighborhood becomes safer, more attractive and more stable.

A Storefront Improvement Grant can finance a minor change — such as repainting — or can be part of a larger renovation project. Storefront grants generally leverage two dollars for every dollar of public funds. Many grants result in property owners investing much larger sums of money on their business sites.

TO FIND OUT MORE . . .

Contact PDC at (503) 823-3200. We can tell you if your business is eligible for the program and how to apply for assistance under the Storefront Improvement Program.

For the story of storefront, read on...



BEFORE



AFTER

Templeton Building

N² Templeton Building

Joanne Ferraro faced a dilemma...

She wanted to restore the historic building she owned on East Burnside to enhance the structure's original architecture. But she also wanted to protect the merchandise — automotive parts — warehoused inside. In a neighborhood with a history of vandalism, she feared that restoring the original glass windows would encourage breakage — and theft.

When the Portland Development Commission's (PDC) Storefront Improvement Program became available in the Central Eastside Industrial Area, Joanne jumped at the chance to participate. PDC's technical team, combined with a grant, helped Joanne resolve her conflicting needs and restore the building's exterior to its original beauty.

"PDC assigned me an architect who found a way to preserve historic design and protect my business," Joanne said. Today, the break-proof windows and other building renovations made possible in part through the Storefront Improvement Program, are inspiring new investment in the Central Eastside.

Lents Body Shop, Inc.

Is this really a body shop?

"People stop by all the time and ask, 'Is this really a body shop?' It's without a doubt the best-looking collision repair business I've seen," said Randy Dagele, owner of Lents Auto Body.

Randy participated in the Storefront Improvement Program as part of a major renovation of his site at 9038 SE Foster Road. He remodeled the original structure, built in 1941 as a Safeway store, and added an adjacent building where a used car lot once stood.

"We wanted the new building to blend in with the old, and at the same time we wanted to enhance the original features of the older building. We think we were really successful — it's a show-piece," Randy said.

"I would have done the project under any circumstances. The Storefront Improvement Project made it possible for me to do more in the way of landscaping and improved signage than I would have done otherwise," he said.

"The result of the project is that people actively want to do business with us," he said. "Before, on hearing that we had a backlog, a potential customer might have gone somewhere else. With our new, highly professional appearance, they're willing to accept some delay just to make sure that we're the ones to work on their cars."

Templeton Building

AFTER



2

2

BEFORE





BEFORE



AFTER

3

La Sirenita

La Sirenita

Making a difference in a popular neighborhood eatery—now the outside looks as good as the food tastes inside

When Eric Wentland bought a building at 28th and NE Alberta that housed the popular “La Sirenita” restaurant, he applied for assistance from the Storefront Improvement Program. This was his second experience with the program. His first helped renovate a building on Alberta into an exciting commercial storefront. Today the building houses Chez What Café, two galleries and a beauty salon.

His second time around was equally successful.

“I’m really proud of the La Sirenita remodel,” he said. “We wanted to create a clean, appealing storefront while retaining some of the ‘atmosphere’ that characterized the restaurant’s entryway.”

Today, a new awning protects sidewalk tables from the direct sun — replacing the blue plastic tarp that used to be pulled out during summer lunches. Twelve-inch Mexican tiles decorate the building front, the porch has been rebuilt, and new doors encourage visitors to enter.

“We completed the restoration about the same time that Sunset Magazine listed La Sirenita as one of its favorite taquerias. I know that had we not made the front look so inviting, some of the Sunset readers would have gotten as far as the front door — then turned around and fled.

“Good food is essential — but appearance is very important, too.”

AFTER



2

BEFORE



Urban Fauna

Now a new improved storefront lured the doggie daycare to Old Town.

“The wonderful renovation caught my eye as I drove past, and when I saw the sign saying it was available for lease, I called immediately,” said Suzanne Losh. She now rents the renovated space at NW 6th and Flanders for her unique business, Urban Fauna. Each day, Suzanne offers doggy day-care for up to 24 pets in this Old Town/ Chinatown storefront.

Owner Art Demuro of Venerable Properties purchased the old building that had been used as a warehouse. “We knew that underneath the modifications made over the years lay a beautiful building. The Storefront Improvement Program was an incentive to make the most of the building.”

The location is excellent, according to Suzanne, making it easy for clients who work downtown to drop off their pets on the way to the office. “I’m able to lease more space for the money than in other parts of the Central City. Yet the building is so attractive that it contributes to customer confidence in my business,” she said.



BEFORE



AFTER

Hankin's Hardware

Hankin's Hardware

From a boarded up eyesore to a historically inspired renovation

Ben and Lois Hankins were looking for a place to open a second hardware store. As they drove along NE Martin Luther King, Jr. Blvd., they noticed a building with a "for lease" sign. When it turned out that the owner had just decided to sell it, the Hankins were prepared to make the move.

The former Weimers Hardware building is located in the Oregon Convention Center Urban Renewal District, and is in a part of the city that is receiving a lot of public support for community economic development. The Hankins were working with PDC to help finance purchase of the building when they learned of the Storefront Improvement Program.

"We totally removed the facade and rebuilt it. We have three sets of new windows and steel canopies welded into steel posts in front," Ben said. Today, the building is an excellent example of an up-to-date overhaul that draws on the building's historic charm.

"I think this program is helping to encourage new investment in this neighborhood," Ben said. "We see businesses around us taking advantage of the program, and things are looking better all the time."

AFTER

Federal Distributing



4

2

BEFORE



Federal Distributing Co.

Helping keep family-owned, local business in the central city - and looking good.

In 1929, Norm Crow's grandfather started a service station and auto part supply house at 205 SE Martin Luther King, Jr. Blvd. Over the years, the business' focus changed.

Today, it's called Federal Distributing, supplying automotive and industrial supplies to wholesalers throughout the Northwest. But while the business made great improvements, the Crow family had little time to upgrade the building's exterior.

Norm knew he wanted to do something about the outside appearance, but the decommissioning of gas and oil tanks, plus installation of a new roof, used up a lot of his cash reserves. So the Storefront Improvement Program came along at just the right time.

"We replaced the windows, removed an old-fashioned overhang, painted, replaced the stucco and added new signage. It's really attractive, really eye-catching," Norm said. "Plus, it makes it a nicer place to work...its not so dark and it's more inviting. I've had customers go out of their way to compliment us."



BEFORE



AFTER

5

Sylvia's Class Act

Sylvia's Italian Restaurant and Class Act Dinner Theatre

A beloved neighborhood institution gets better with age... and a little help from PDC!

"For 40 years, we were the big red building on the corner of Sandy and 51st. Then one day, a little child came with his parents and called it 'the big purple building.' We knew it was time for a change," said Roberta Barger, who, along with her sister Patti Cosser, owns Sylvia's Italian Restaurant and Class Act Dinner Theatre.

Sylvia and Robert Posedel, Patti and Roberta's parents, opened their restaurant in 1957. It soon became a Hollywood neighborhood landmark. They gradually expanded, opening the dinner theater in 1985.

"When we started the renovation, we wanted to emphasize the theater aspects of our business. People come from all over the Northwest to visit this dinner theater — we wanted it to stand out," Roberta said.

The renovation highlights the building's old world style. They added arches, a texturized façade and new signage. "We hear a lot of people saying, 'You're not red any more, but we like it!'" Roberta said.

"The storefront program has been great for the Hollywood neighborhood. It's helping to create the type of atmosphere that draws people from all over the city. That's a big plus for every business in the neighborhood."

Roslyn's Garden Coffee House

A once vacant storefront now contributes to the vitality of a neighborhood.

Roslyn Hill is a modern pioneer on NE Alberta Street. She remembered visiting Alberta St. as a child, visiting movie theaters and restaurants with friends and family. Roslyn had faith that the neighborhood could once again support a lively commercial center, replacing the abandoned storefronts so common on NE Alberta.

When Roslyn purchased the building that now holds Roslyn's Garden Coffee House, she wasn't able to find financing for building renovation. She used Storefront Improvement funds to replace windows, siding, gutters and fencing, and to install attractive signage on the building.

Roslyn was able to package several financing sources administered by PDC. A DOS (Development Opportunities Strategies) grant brought her technical assistance to envision the concept of a garden coffeehouse and determine the feasibility to transform an old house into a lovely coffee shop bordered by a spectacular flower garden. A small business loan helped her make the café into a solid business venture. The loan also assisted Roslyn in financing portions of the project that the grant did not cover.

Roslyn worked with PDC and other merchants to extend the Storefront Program to a broader area of NE Alberta. The result has been tremendous investment by property owners — those new to the neighborhood and those who have owned buildings for years. Attractions like her Garden Coffee House serve nearby residents and bring new visitors to the area every day.

Roslyn's Garden Coffee House



AFTER

2

BEFORE





BEFORE



AFTER

Berbati's Pan

Berbati's Pan

Renovation and storefront improvement help create a new use for a run-down corner in Old Town. Now it's one of Portland's hottest venues.

Berbati's began 12 years ago as a small Greek restaurant on SW 2nd Avenue, in Portland's Skidmore/Old Town neighborhood. The building is owned by John Beardsley, who also owns the property immediately behind — and connecting to — the restaurant. Berbati's owner, Ted Papaioannou, saw the opportunity to connect the two buildings and expand his business. The result is Berbati's Pan, one of the city's most successful nightspots.

Over three years, the owner used the Storefront Improvement and Building Lighting Enhancement Programs to make the outside of Berbati's as exciting as the inside entertainment.

Improvements include a band of Tivoli lights around the top of the commercial space, replacement of the original storefront windows on Third and Ankeny that had long been blocked off, installation of transom glass around windows and doors, and new signage that highlights the building's unique uses.

"Creation of a new corner entrance allowed Berbati's to expand with a brand new business. Counter service at Third and Ankeny serves an entire array of Greek and American meals, perfect for office worker lunches or a quick meal before a show," owner John Beardsley said. "Willamette Week just recommended it as a great place to eat. And that business probably wouldn't exist today without the Storefront Improvement Program."

Rancho Deluxe

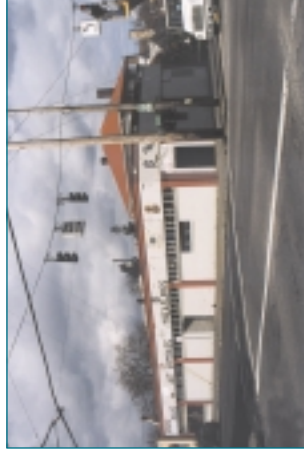
AFTER



6

2

BEFORE



Rancho Deluxe

Storefront grant money helped do the job right.

Jenni Lockwood started her used furniture business, Rancho Deluxe, in a building of an age that would appeal to her customers — people who appreciate classic, seasoned woodwork. But the 1908 structure, quaint as it was, definitely looked its age.

"I wanted to make the building look as good as it deserves, but I didn't have enough money to do it right. The prep work for the paint job was going to cost a lot," Jenni said. "I had water leakage. I needed the paint stripped and a good job of priming. It just wasn't in my budget."

A Storefront Improvement Grant helped Jenni's painting budget go farther. She was able to get the job done — and done right.

"It seemed to make a difference right away," she said. "After the painters had completed the first base coat — even before we had any signs up — I had a booming business day. The improvements seemed to grab people's attention."

STOREFRONT PROGRAM • BEFORES & AFTERS 1989 THROUGH 2000



CLUTCH DOCTORS

Project Cost: \$31, 266
Architect: Richard Brown



CATALINA'S RESTAURANT

Project Cost: \$133,000
Architect: Browning/Shono



SMALL PARTS MANUFACTURING

Project Cost: \$750,000
Architect: Carleton Hart



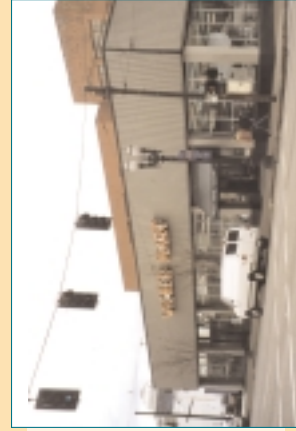
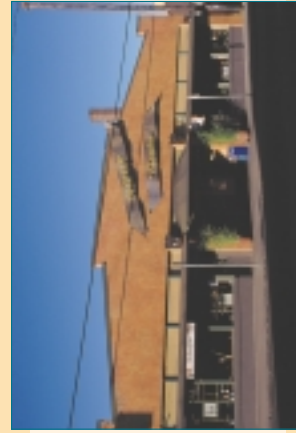
ATLANTA LOCK

Project Cost: \$40,619
Architect: Bill Hawkins



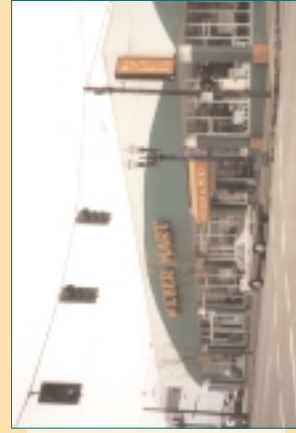
THEATER THEATRE

Project Cost: \$33,000
Architect: Thia Bankey

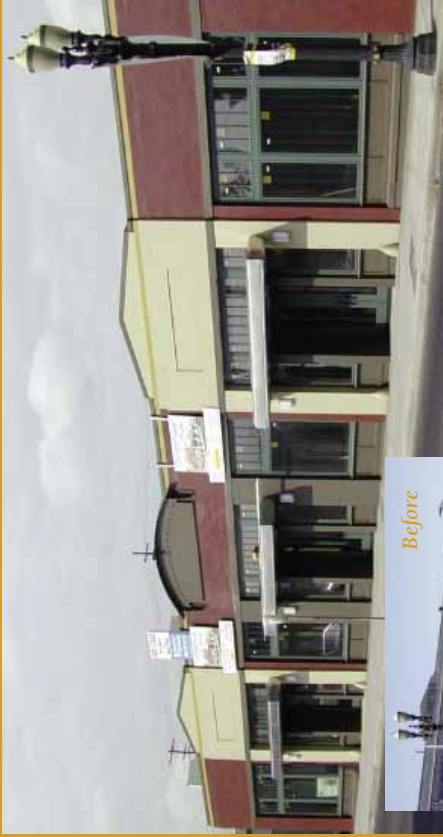


WICKER MART

Project Cost: \$25,000
Architect: Browning/Shono



STOREFRONT IMPROVEMENT PROGRAM



After - Central Eastside URA

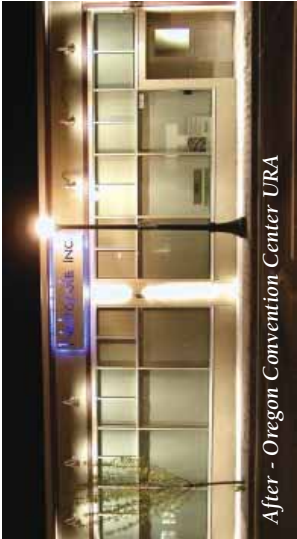
An incentive program for
new and growing businesses

PORTLAND

Investing in Portland's Future

PDC

PORTLAND DEVELOPMENT COMMISSION



After - Oregon Convention Center URA



Before



Before



After -
River District URA

PORTLAND DEVELOPMENT COMMISSION
222 NW Fifth Avenue
Portland, OR 97209

tel: 503.823.3200 • fax: 503.823.3368

www.pdc.us

The City of Portland is known nationally for its many attractive neighborhoods, anchored by vital business hubs. As part of its continuing commitment to community vitality, Portland has developed strategies to rebuild luster business districts and enhance surrounding neighborhoods. One of several incentive programs to help smooth the way for new and growing business is the Storefront Improvement Program, administered by the Portland Development Commission (PDC).

The Storefront Improvement Program is a major component of the city's revitalization efforts, providing cash grants and technical assistance to business and property owners in eligible neighborhoods. Recipients can use the support for a variety of improvements, ranging from repainting to purchase of new windows and awnings.

The Storefront Improvement Program has a notable track record. In neighborhoods across the city, the program has:

- Helped new and established businesses attract customers;
- Leveraged private investment from current owners and inspired improvements to neighboring buildings;
- Enhanced the appearance and charm of commercial areas while building safer, more attractive, more stable neighborhoods;
- Reestablished pride in some of Portland's oldest and best-loved neighborhoods.

HOW DOES THE STOREFRONT IMPROVEMENT PROGRAM WORK?

The Storefront Improvement Program is supported by a variety of public funding sources and, as a result, is focused in designated target areas throughout the city. The program is a convenient, direct way for local businesses and commercial property owners in these target areas to receive help with exterior renovations.

THE PROGRAM:

- The grant recipient is required to provide 50 percent matching funds;
- Awards grants up to \$20,000 to a property owner or business owner;
- Provides, where available, free design assistance from an architect to help with design work and regulatory compliance.

The program is easy to apply for, with a minimum of red tape. The availability of an architect to determine design concepts and suggest specifications for lighting and awnings is a tremendous benefit in selected areas. Participants find that the design assistance helps move their projects along quickly and efficiently, and is particularly helpful with respect to the city's design review process.

The following are *not* eligible for the Storefront Improvement Program:

- National franchises/for-profit corporations with multiple locations outside of Portland, unless the corporation is headquartered in Portland;
- Buildings in excess of 80,000 square feet, except those in the three downtown URAs;
- Government offices and agencies;
- Businesses that exclude minors, except those in the three downtown URAs;
- Properties primarily in residential use.

WE WORK WITH YOU TO SMOOTH THE WAY

PDC staff work closely with prospective clients throughout the process, from application to design to commitment of funds and final reimbursement.

Please note that you must have a formal Commitment of Funds before improvement work can proceed.



To find out more, contact PDC at 503-823-3200,

or visit www.pdc.us/storefront.

We can tell you if your business is eligible for the program, and how to apply for assistance under the Storefront Improvement Program.

Investing in Portland's Future

PDC

PORTLAND DEVELOPMENT COMMISSION



PORTLAND DEVELOPMENT COMMISSION

APPLICATION

1. APPLICANT

Name: _____

Address: _____

_____ Zip Code: _____

Contact Name: _____ Phone Number: _____

Fax Number: _____ Email Address: _____

Legal Form: Sole Proprietorship Partnership

Corporation: Profit Non-Profit

In which State are the incorporation and/or organization documents filed? _____

Social Security Number/Tax Identification Number: _____

2. OWNER OF PROPERTY (if not applicant)

Name: _____

Contact Name: _____

Address: _____

_____ Zip Code: _____

Phone Number(s): _____

3. BUILDING/BUSINESS TO BE REHABILITATED

Name: _____

Address: _____ Zip Code: _____

Property Tax Account Number: R- _____

4. RETENTION/RECRUITMENT OF JOBS:

Current number of local employees: _____ Current number of company-wide employees: _____

5. BRIEF DESCRIPTION OF PROPOSED EXTERIOR STOREFRONT IMPROVEMENTS:

6. **DO YOU HAVE AN ARCHITECT OR OTHER REAL ESTATE / DESIGN PROFESSIONAL(S) WORKING ON THE PROJECT?** Yes No **IF YES, WHO?**_____

7. **ARE YOU INTERESTED IN HAVING, FREE, 30 HOURS OF AN ARCHITECT ON CONTRACT WITH PDC?** Yes No

8. **ESTIMATED COST OF STOREFRONT IMPROVEMENTS:** \$_____

9. **IN ADDITION TO THE PROPOSED STOREFRONT IMPROVEMENTS, IS INTERIOR OR OTHER WORK ALSO PROPOSED?** Yes No

Estimated cost of other work: \$_____

Total estimated cost of all work: \$_____

10. **PORTLAND BUSINESS LICENSE:**

a) Are you required to have a City of Portland Business License? Yes No

b) If yes, please enclose a copy of the License.

c) If no, please explain why not:_____

11. **APPROVALS**

The applicant understands that the Portland Development Commission as well as other local agencies and commissions must approve the proposed exterior storefront improvements. Certain changes or modifications may be required by these agencies or by the Portland Development Commission prior to final approval. A commitment of funds will not be processed prior to PDC's receipt and approval of necessary bids for the approved work. Any work commenced prior to a commitment letter being issued will not be eligible for reimbursement, and any work deviating from the approved work must be *pre-approved* by PDC in order for the work to be eligible for reimbursement.

12. **SOURCE OF FUNDS**

The Storefront Improvement Program is a reimbursement-based grant program. Applicant is responsible for initial payments and might be asked to produce evidence of sufficient funds to cover the work proposed.

Storefront Improvement Program Application

APPLICANT *(Please complete a W-9 and submit it with this application)*

Name: *(Person authorized to sign the grant)* _____

Company Name: _____

Address: _____

City: _____ Zip Code: _____

Project Contact Name: _____ Phone Number: _____

Mobile Number: _____ Fax Number: _____

Email Address: _____ Website: _____

Is your company a franchise? Yes No

How many locations are in the City of Portland: _____

City of Portland Business License number: _____

You are required to have a City of Portland Business License or proof of exemption to apply for this program.

Jobs: _____ Current # company-wide: _____ Current # at site: _____ Expected # at site in 2 years _____

BRIEF DESCRIPTION OF YOUR COMPANY

PROPERTY OWNER

If applicant is not the owner of the property, PDC Program requires additional authorization. The property owner will need to co-sign the Storefront Application.

Company Name: _____

Name: _____

Address: _____

City: _____ Zip Code: _____

Phone Number: _____

BUILDING/BUSINESS TO BE REHABILITATED

Project Name: _____

Project Contact Name: _____

Address: _____ Zip Code: _____

Property Tax Account Number: R- _____

STOREFRONT IMPROVEMENTS

Brief description of proposed exterior improvements: _____

Is other work being proposed in addition to the above description? Yes No

Estimated cost of the storefront improvements: \$ _____

Estimated cost of other work (if applicable): \$ _____

Total estimated cost of all work: \$ _____

DESIGN

Do you have an architect working on the project: Yes No

If yes, please provide the architect firm name: _____

Are you interested in having 30 hours of free architectural assistance with an architect on contract with PDC?

Yes No

APPROVALS

The applicant understands that the Portland Development Commission as well as other local agencies and commissions must approve the proposed exterior storefront improvements. Certain changes or modifications may be required by these agencies or by the Portland Development Commission prior to final approval. A commitment of funds will not be processed prior to PDC's receipt and approval of necessary bids for the approved work. Any work commenced prior to a commitment letter being issued will not be eligible for reimbursement, and any work deviating from the approved work must be *pre-approved* by PDC in order for the work to be eligible for reimbursement.

SOURCE OF FUNDS

The Storefront Improvement Program is a reimbursement-based grant program. Applicant is responsible for initial payments and might be asked to produce evidence of sufficient funds to cover the work proposed.

CERTIFICATION BY APPLICANT

The applicant certifies that all information in this application, and all information furnished in support of this application, is given for the purpose of obtaining up to a 75% storefront improvement grant and is true and complete to the best of the applicant's knowledge and belief.

If the applicant is not the owner of the property to be rehabilitated, or if the applicant is not the sole owner of the property, the applicant certifies that s/he has the authority to sign and enter into an agreement to perform the rehabilitation work on the property. Evidence of this authority must be attached.

The Portland Development Commission is dedicated to and promotes diversity in contracting on the projects and programs that it supports or funds. Successful applicants and/or recipients of Storefront Improvement Program assistance are encouraged to contact contractors that are certified by the Oregon Office of Minority, Women, and Emerging Small Business to provide them the opportunity to participate in the Storefront improvement jobs.

Verification of any of the information contained in this application may be obtained by PDC from any available source.

Applicant Signature

Print Name

Date

PROPERTY OWNER AUTHORIZATION

The property owner hereby authorizes the above applicant to make exterior improvements to the building listed above and take advantage of the Storefront Improvement Grant Program.

Property Owner Signature (if not Applicant)

Print Name

Date

PLEASE RETURN APPLICATION TO YOUR PROGRAM COORDINATOR WITH A COMPLETED AND SIGNED W9

Dana DeKlyen

Interstate and Oregon Convention Center
(Alberta and Martin Luther King Jr. Boulevard)
503-823-3312 – Telephone
503-865-3642 – Fax
DeKlyenD@pdc.us – email

Pam Johnson

Downtown Waterfront, River District, South Park Block, Central
Eastside and Oregon Convention Center (Lloyd District)
503-823-3334 – Telephone
503-865-3692 – Fax
JohnsonP@pdc.us – email

Amy Fleck-Rosete

Gateway, Lents
503-823-9036 – Telephone
503-865-3878 – Fax
Fleck-roseteA@pdc.us – email

Portland Development Commission
222 NW 5th Avenue
Portland, OR 97209-3859



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: August 19, 2015

SUBJECT: City Manager's Report

Ice Plant article in Homer News

If you have not already, I encourage you to read the attached article by the Homer News on our very own ice plant operator, George Tyrer. George's enthusiasm for his job and service to the fleet shine through in this article. The City of Homer is made up of employee's like George who take pride in their work and service to their community. We are lucky to have them.

GLACIER statement

Along with other coastal leaders, Mayor Wythe has signed the attached statement emphasizing the first hand impacts of climate change in the only arctic state in the U.S. and asking for leadership to reduce greenhouse gas emissions and support communities effected by climate change. The statement will be published in Alaska Dispatch in advance of the GLACIER conference at the end of August. GLACIER stands for Global Leadership in the Arctic: Cooperation, Innovation, Engagement and Resilience. The U.S. Department of State will host this conference in Anchorage to focus attention on issues facing the arctic and provide a platform for defining the regions challenges. It is a high-level, invite only conference that will be attended by leaders and foreign ministers of arctic nations and includes an address by President Obama.

Tsunami and Coastal Resilience Courses Coming to Homer

Chief Painter has arranged for a couple of FEMA training courses to come to Homer from The University of Hawaii's National Disaster Preparedness Training Center to educate and inform on tsunami awareness and coastal community resilience. The flyers and registration information are attached. These courses are free to the public but need a minimum number of attendants for the trainers to leave sunny Hawaii in October. Register by September 18th to make sure these important and informative classes come to our town.

Tsunami Awareness: October 20, 10am-6pm Islands and Ocean Visitor Center

Coastal Community Resilience: October, 21 10am-6pm Islands and Ocean Visitor Center

Ordinance 15-27 Exempting Certain Properties from the Natural Gas HSAD (Opps Ordinance)

Councilmember Burgess sponsored Ordinance 15-27 to provide a mechanism for lots that were mistakenly included in the Natural Gas HSAD, either because their property was undevelopable or they are not considered served, to appeal the Council to have their property exempted. Deputy Planner Engebretsen has drafted the attached form for petitioners to fill out to initiate a request. This form will be posted on line and available at the Clerk's office. Staff estimates the entire process, from submitting a form to Council action on a request, to take a minimum of 5 weeks. This is largely driven by the Council meeting schedule and the requirement to give the petitioner 15 days notice one when a petition will go before council. Per Ordinance 15-27, a lot owner or a Council member can bring forward a petition for a lot to be exempted from the Natural Gas HSAD.

Meeting with Borough Mayor

I had a good meeting with Borough Mayor Navarre last week. Among other things, we discuss the budget issues the City of Homer is facing and I was able to share with him the result of the Town Hall meeting and Closing the Gap survey. As you are aware, many of the revenue options presented require Borough action, so I wanted him familiar with our conversations. The Borough is undergoing an extensive review of their tax code to look for loop holes and exemptions. They probably will not have a preliminary report available until next year, and then they will reach out to municipalities for additional problems or loop holes they experience in tax code. I plan to follow this closely and will share any findings the Borough comes to with the Council.

ENC:

Homer News 8.13.15 Ice plant hums with old-school technology
FEMA Tsunami and Coastal Resilience flyers and registration information
Gas Assessment Exclusion Application
Letter to delegation and Cordova on Navy exercises



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: CHAIR BROWN AND THE ECONOMIC DEVELOPMENT COMMISSION
FROM: MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK
DATE: SEPTEMBER 1, 2015
SUBJECT: EDC MEETING SPEAKERS

The following speakers have been confirmed:

September: Adele Person - Pioneer Avenue Revitalization Project

October: Ken Sprague - Alaska Small Business Incubator, LLC (AKSBI)

November: Bryan Hawkins, Port Director/Harbormaster - Port and Harbor Update

Suggested future speakers and topics:

Patrice Krant - How business can come into a new community that is aware of and protective of their environment and quality of life

Marine Trades Association – Long Range Plans

Woodard Creek Coalition/ Homer Council on the Arts, Peggy Paver; Possibly Asia with Bunnell Street Art Gallery.

Option B; Ask Robert Archibald. He is very involved with Woodard Creek, and might have a good handle on who would be good to speak with the EDC.

Carol Swartz, Kachemak Bay Campus

Derotha Ferraro, South Peninsula Hospital

Community Mental Health

Local Business owners - Loopy Lupine, Spit w Spots

Local Contractor and Realtor

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Clerk/Economic Development
4 Advisory Commission

5 **RESOLUTION 15-076**

6
7 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
8 AMENDING THE ECONOMIC DEVELOPMENT ADVISORY
9 COMMISSION BYLAWS TO INCLUDE THE PLEDGE OF ALLEGIANCE
10 ON THE COMMISSION'S AGENDA.

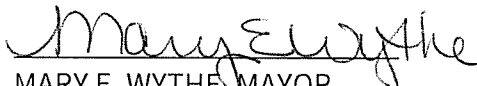
11
12 WHEREAS, The Commission determined it would be appropriate to open their regular
13 and special meetings with the Pledge of Allegiance; and

14
15 WHEREAS, The Commission introduced the amendment at their July 14, 2015 regular
16 meeting and approved their amendment at a second meeting on August 11, 2015 in
17 accordance with their bylaws.

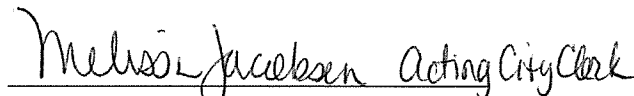
18
19 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby amends the
20 Economic Development Advisory Commission Bylaws to include the Pledge of Allegiance on
21 the Commission's agenda.

22
23 PASSED AND ADOPTED by the Homer City Council this 24TH day of August, 2015.

24
25 CITY OF HOMER

26
27
28 
29 MARY E. WYTHE, MAYOR

30
31 ATTEST:

32
33 
34 Melissa Jacobsen Acting City Clerk
35 JO JOHNSON, MMC, CITY CLERK

36
37 Fiscal Note: N/A



2015 Homer City Council Meetings
Economic Development Advisory Commission Attendance

It is a goal of the Commission to have a member speak regularly to the City Council at council meetings. There is a special place on the council's agenda specifically for this. After the Council approves the consent agenda, there is a spot for visitors, and then agenda item number seven, announcements, reports from Commissions, the Borough, etc. That is when you would jump up and speak. If the mayor moves on to public hearings, you have waited too long! Typically if there is no visitor or special presentation, you would be talking within the first half hour (or less) of the Council meeting. The Regular meeting start time is 6:00 p.m.

Each commissioner is assigned a month and is responsible for attending one of the two council meetings, ***OR finding another commissioner to do it in their place*** if they will not be attending the meeting.

<u>Meeting Date</u>	<u>Commissioner</u>
August 10, 24	_____
September 14, 28	_____ Marks _____
October 12, 26	_____
November 9, 23	_____ Friedlander _____
December 14	_____

Budget is given to department heads in July, August to return to city manager for first presentation to council on September.

Budget related council meetings, check schedule at that time: October, November, December

The regular December meeting is when the Budget is finally approved by City Council.

Any Special Meetings are usually schedule the first Monday of the month.