

Session 18-01 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Karin Marks at 6:01 p.m. on January 9, 2018 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMISSIONERS MARKS, EVANS, BROWN, GUSTAFSON, KEISEL, RICHARDSON
STUDENT REPRESENTATIVE GROVES

ABSENT: COMMISSIONERS SANSOM (EXCUSED)

STAFF: COUNCIL MEMBER SMITH
DEPUTY CITY CLERK SMITH
SPECIAL PROJECTS AND COMMUNICATION COORDINATOR CARROLL

AGENDA APPROVAL

GUSTAFSON/KEISEL- MOVED TO APPROVE THE AGENDA

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

RECONSIDERATION

APPROVAL OF MINUTES

A. November 7, 2017 Regular Meeting Minutes

RISCHARDSON/ GUSTAFSON- MOVED TO APPROVE THE MINUTES.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VISITORS

REPORTS

A. Marine Trades Association Report

B. Chamber Director Report

- C. Pioneer Avenue Task Force Report
- D. Staff Report

Jenny Carroll, Special Projects and Communication Coordinator, explained the two laydowns provided; the BR&E Program Overview and the Red Flag Issues. She explained that the final draft of the BR&E Overview will have the Red Flag Issues included where the pale blank space is located, so they will be combined into one document when presented to City Council.

PUBLIC HEARINGS

PENDING BUSINESS

- A. BR&E Survey
 - 1. Finalizing Top Local/Regional Issues
 - 2. Finalizing BR&E-generated Topics

Chair Marks explained that the commission has a 10 minute slot for January 22, 2018 to present their findings of the BR&E Survey.

Ms. Carroll suggest the commission should take a recess to read over the laydowns provided.

Chair Marks called for a recess at 6:07 p.m. and reconvened the meeting at 6:15 p.m.

The commission unanimously agreed to amend the BR&E Program Overview by substituting the Red Flag Issues laydown in place of the blank area.

GUSTAFSON/KEISEL- MOVED TO APPROVE THE 2018 DRAFT PROGRAM OVERVIEW WITH THE AMENDMENT

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Chair Marks thanked the Commission for working countless hours on the BR&E Survey. She also asked the commission if anyone would be able to attend the City Council Meeting on the 22nd to present the 2018 BR&E Survey Program Overview.

Commissioner Evans stated that he would be out of town during that time.

Commissioner Gustafson volunteered to be at the meeting and to help Chair Marks present.

B. Land Allocation Plan

1. Memorandum from Deputy City Planner Engebretsen to the EDC Re: 2018 Draft Land Allocation
2. 2018 Draft Land Allocation Plan

Chair Marks wanted to commend the City for making a shift in their scheduling for the Land Allocation Plan to be done earlier in the year.

Commissioner Evans stated that he tried to look over the Land Allocation Plan, but there were so many pages that he wasn't able to make it through the entire plan prior to the meeting. He asked if there was time to postpone the Land Allocation Plan to the next meeting.

Commissioner Gustafson stated that he also was not able to make it through the entire plan and stated that it may be good to have a summary of the plan in the future.

Ms. Carroll explained that the commission was supposed to act on the Land Allocation Plan in December, but the meeting was cancelled due to several of the Commissioners being out of town. The Land Allocation Plan was then moved to the January meeting, which means that the commission is on a shorter timeline and should have a recommendation by the end of this meeting. She explained that the Land Allocation is basically an overview of how the City lands are being allocated. Ms. Carroll stated that most of the City's leasable lands are on the Spit and at the Airport Terminal.

The Commission discussed Lot 12 and its availability.

Commissioner Evans clarified that Section A. is the only properties available for lease, so the City has only six properties for lease.

RICHARDSON/ GUSTAFSON – MOVED TO ACCEPT THE 2018 DRAFT ALLOCATION PLAN

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

The Commission discussed items to be put on the next meeting agenda.

NEW BUSINESS

INFORMATIONAL ITEMS

A. City Managers Report

Chair Marks and Ms. Carroll thanked Deputy City Clerk Smith for adding in the City Managers Report.

Chair Marks is excited that the EDC is getting more integrated with other commissions.

B. Commissioner Attendance at City Council Meetings

Chair Marks and Commissioner Gustafson will be attending the January 22nd City Council Meeting to present the BR&E Survey Program Overview.

COMMENTS OF THE AUDIENCE

There were no comments from the audience present.

COMMENTS OF CITY STAFF

Ms. Carroll stated that the data is still here and that it is still intriguing. If anyone has questions as they proceed, or would like to look at the original data again, it is certainly an option. We can always go back and look to get refinements.

COMMENTS OF THE COUNCILMEMBER

Councilmember Smith wanted to commend the EDC for their efforts that they have put into the BR&E Survey. He hopes that it proves to be as productive as everyone hopes. He brought attention to the labor supply shortage topic of the BR&E Survey and strongly suggests that the commission takes action to this topic. One of the main issues brought up is that younger people have been showing to have a poor work ethic. He does not know what this could be derived from, but thinks that it's an important topic to address. We want our younger people to have good work ethics, become employed, and to grow in our community. Councilmember Smith also wanted to address the need of people wanting to retire but not being able to sell their businesses. He witnesses this first hand on a daily basis, and feels like it's a real barrier in our community. He urges the commission to pinpoint actionable items that the City Council can do to help these businesses grow in the future.

Chair Marks stated that she is looking at having the commission come back to City Council with actionable items after their initial report of the BR&E Survey.

COMMENTS OF THE CHAIR

Chair Marks stated she would like to have an item on the agenda for next meeting about Red Flag Items and specifically how the commission will try to address them in the future. She does not want to see the BR&E Survey become something that never has any action taken on it. She explains that the commission is going to have to take some responsibility to address some of these issues brought up in the survey. She also wanted to have an item on the HERC Building on the next agenda. She stated that the City Council just had a work session on the HERC and there were some good points that had been brought up.

Ms. Carroll explained that the topics brought up were selling the property, convention center, recreation facility, and a joint recreation and police station facility. The work session brought up the feasibility study of 2005, studies from around the state about convention centers, and what has changed since 2005. She brought this up to Chair Marks because the EDC could do some of the research

necessary for the City Council in this area and make a recommendation about what Council should do with the HERC in the future.

COMMENTS OF THE COMMISSION

Commissioner Gustafson thanked everyone for their hard work during the BR&E Survey. He was here during the first talk of the BR&E Survey and that they knew going into it that it would be a long road. He is hoping that the commission can take action on this and that it doesn't become another piece of paper sitting on a shelf.

Commissioner Richardson is excited to see the results of the survey and is sorry she missed the work session.

Commissioner Keisel thanked everyone for working on the survey and she looks forward to working with everyone in 2018.

Commissioner Brown thanked Ms. Carroll and said she did an amazing job on the survey. She wasn't here in the beginning, but Ms. Carroll and Chair Marks did an awesome job at bringing her up to speed. She is looking forward to the February agenda items discussed.

Commissioner Evans had no comment.

ADJOURN

There being no further business to come before the commission the meeting adjourned at 6:52p.m. The **NEXT REGULAR MEETING IS SCHEDULED FOR TUESDAY, FEBRUARY 13, 2018 AT 6:00 p.m.** at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

HAYLEY SMITH, DEPUTY CITY CLERK

Approved: _____