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**CITY OF HOMER
HOMER, ALASKA**

Aderhold

RESOLUTION 18-036(A)

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, ESTABLISHING THE HOMER EDUCATION AND RECREATION COMPLEX (HERC) TASK FORCE TO DETERMINE THE FINANCIAL RESOURCES REQUIRED TO USE THE BUILDING AND IF LEASING SPACE IS A FEASIBLE OPTION.

WHEREAS, The property the Homer Education and Recreation Center (HERC) is located on comprises four parcels that Homer area residents separately donated to the territorial school, the Parent Teacher Association of Homer, and to the Territory of Alaska in the 1940s and the 1950s, which were then transferred to the Kenai Peninsula Borough in 1974; and

WHEREAS, When the property was conveyed from the Kenai Peninsula Borough to the City of Homer in 1998 it was to allow public use of the gym and associated restrooms (the upstairs being occupied by the Kachemak Bay Branch of the Kenai Peninsula College); and

WHEREAS, Since conveyance of the property to the City of Homer in 1998 the HERC has been used as public gymnasium space and until 2011 a campus of the Kachemak Bay Branch of the Kenai Peninsula College; and

WHEREAS, Without an anchor tenant since 2011 the building has been underutilized; and

WHEREAS, Homer City Council and the Parks Art Recreation and Culture Advisory Commission held a joint work session on January 8, 2018 to discuss the future of the Homer Education and Recreation Complex (HERC); and

WHEREAS, Four main ideas were discussed including a convention center, shared police station and recreation facility, selling the property, and using the HERC as a recreation facility, and

WHEREAS, Resolution 18-013(A) selected a new site for the Police Station, so a shared rec/police station is no longer an option that needs further investigation, and

WHEREAS, The HERC property presents opportunity for community use but also has long term financial costs for the City; and

WHEREAS, More information and community process is needed to determine the feasibility and desirability of expanding the use of the HERC building for recreation or as a multi-use building, and

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WHEREAS, The feasibility of HERC as a convention space is also a complex question that would require additional study; and

WHEREAS, The decision to sell the property should be entertained only after a thorough study of the feasibility of HERC as a long term recreation facility or other use such as convention center; and

WHEREAS, Council adopted Resolution 18-006, to use HERC for Community Recreation until such time as the building is demolished; and

WHEREAS, There is preliminary interest in leasing the building to use as a public school.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer Alaska establishes the Homer Education and Recreation Complex (HERC) Task Force to determine the financial resources required to use the building and if leasing space is a feasible option.

BE IT FURTHER RESOLVED that the task force shall be tasked with evaluating the following and providing a recommended preferred alternative to the Homer City Council on or before the November, 2018 City Council meeting:

1. Can the upstairs of the HERC be safely used with no capital improvements?
2. What are the minimum improvements that would be needed to safely use the entire HERC facility and cost associated with those improvements?
3. What are the desirable improvements that need to be made to the entire HERC facility to allow it to be used to its full potential for the next 10 years?
4. What would it cost to demo the HERC and build a new facility that meets the recreation needs of the community on the existing site?

BE IT FURTHER RESOLVED that for the above mentioned alternatives the task force evaluate how to pay for both operations, maintenance and any required capital expenditures and select a preferred funding plan to recommend to Council.

BE IT FURTHER RESOLVED that the task force will consist of seven members plus an advisory student member, no more than one member from the Homer City Council, no more than one member from the Parks, Art, Recreation and Culture Advisory Commission, and no more than two seats filled by non-city residents. The deadline to apply for the task force shall be May 7th with appointments made by the Mayor and approved by the Council at the May 14th Homer City Council meeting. When considering appointments the Mayor and Council should take care to ensure a balanced task force that represents diverse points of view including members who have a strong interest in recreation, familiarity with non-profit management, a small business owner, and a familiarity with land development and real estate.

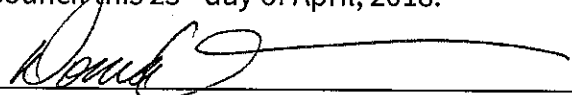
88 BE IT FURTHER RESOLVED, the task force will sets its own meeting schedule during
89 regular business hours and will disband November 30, 2018 unless extended by City Council by
90 resolution.

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92 PASSED AND ADOPTED by the Homer City Council this 23rd day of April, 2018.

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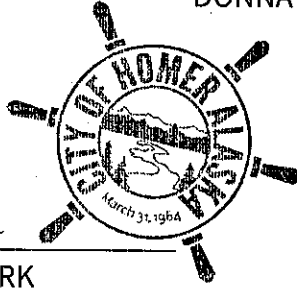

DONNA ADERHOLD, MAYOR PRO TEMPORE

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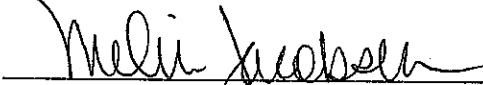
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99 ATTEST:

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MELISSA JACOBSEN, MMC, CITY CLERK

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Fiscal note: Advertising, staff time, and \$3,000 from Old Middle School Depreciation Fund.