

**NOTICE OF MEETING
WORKSESSION AGENDA**

- 1. Call to Order**
- 2. Scope of work discussion (15 minutes)** Page 3
- 3. Work through Question #1 Line 66: Can the upstairs of the HERC be safely used with no capital improvements?** Page 3-4
- 4. What process would the Task Force like to use to answer Resolution 18-36 questions 2-3, lines 67-70 (time allowing)** Page 4
- 5. Informational Item - Email Public Comment Re: July 16th Brown Bag Lunch** Page 5
- 6. Adjournment Next Regular Meeting is Scheduled for Tuesday, July 24, 2018 at 3:00 p.m. at the City Hall Cowles Council Chambers, 491 E. Pioneer Avenue, Homer, Alaska.**



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TO: HERC Task Force
FROM: Julie Engebretsen, Deputy City Planner
DATE: July 17, 2018
SUBJECT: July 19 Work Session

Work session Goals

The end result of the HERC Task Force will be several potential alternatives. While the Task Force will recommend one alternative to Council, each alternative should be well discussed and presented in a final document. As the economics and politics of our community change over time, we need some roadmaps of what can be done with the building and property. I would like to work with you to create these potential alternatives, starting with the first task from Council. Thank you for taking some extra time for a work session. I hope to facilitate this work session so we:

- A. Have a common understanding of the scope of work
- B. Reach consensus on the next steps for analyzing question #1
- C. Figure out how a process for how we would answer questions 2 & 3. (time allowing)

A. Scope of work

I received feedback from several Task Force members that you'd like to spend a short time talking about the scope of work. I have provided the following below to frame that conversation. Council, in the resolution, is asking these three questions:

1. Is the HERC feasible and desirable for recreation or as a multi-use building? (line 42-44, 57-60)
2. Does it have lease potential (school or other)? (lines 57-60)
3. What are the costs for operations, maintenance and capital expenditures, and how can we pay for them? (57-60 & 74-76)

The resolution goes on to list tasks 1-4 specifically, to guide the task force in answering the questions. At the first meeting, my staff report included a matrix of possible alternatives. After this work session, I plan to return to the matrix so we can start fleshing out what some of these alternatives are, and note the pitfalls as we find them...

Group discussion: Anything else to add to your understanding of the scope of work?

- A common question has been, what does "full use" mean?

- What are some likely uses of the upstairs – what does B occupancy mean, what does change of occupancy mean?
- Does this include both buildings?
- Your questions?

B. Task #1, Line 66: Can the upstairs of the HERC be safely used with no capital improvements?

Answer: Maybe. We know it needs Fire Marshal review. Assumptions: some class B use, small #'s of people might be allowed. We can have some group discussion of these assumptions! If we want to know more, we could ask Stantec.

Suggestions: Larry and I had a brown bag conversation with three citizens on Monday and an idea was offered up. A next step might be asking Stantec how much more can we use the upstairs for class B occupancy without triggering the multimillion-dollar remodel? What is the next level of incremental use we might be able to achieve without major capital expense?

Questions for Task #1: From the framing -

- What funding mechanisms do we have for use as is?
- What are the additional costs associated with small increased use of the upstairs?
 - TASK ASSIGNMENT: Julie will work with Dave, Crisi, Mike Illg, and other city employees to quantify operating expenses for both buildings, and increased revenue ideas for HERC
- Anything else the Task Force needs to answer Task #1?

Goal: Create Alternative #1, that addresses building use including the upstairs without major renovations or capital costs.

“Draft Alternative 1”: Use HERC as is or with a slight explanation upstairs. Next steps: what are the current operation/maintenance costs? With expanded use, what would the increased costs be? What are some ways to pay for it?

Option: Ask Stantec to analysis how much more we might be able to use the upstairs without major renovations. (This could happen in the future – we can work on other alternatives and come back to this one, if the task force finds this is the preferred alternative).

- C. Process!** How shall the task force go about answering Questions 2&3? How can staff facilitate this? What assumptions do we have about ‘full use?’ More people allowed in the Gym? The ability to use all 5 classrooms at the same time?

From: janie leask
To: [Department Clerk](#)
Cc: [Julie Engebretsen](#)
Subject: July 16 HERC Task Force Brown Bag Lunch
Date: Monday, July 16, 2018 7:51:55 PM

To Members of the HERC Task Force:

I attended today's Brown Bag lunch regarding the HERC with HERC Task Force Chair Larry Slone, Deputy City Planner Julie Engebretsen and two public members.

I came away from this meeting frustrated in that I felt the direction the Chair is taking will not provide a true look at the possibilities of what the HERC can be. Instead, I felt - and heard - the process the Task Force will be asked to undertake at this week's work session is one in which you will be asked to simply verify the obvious conclusion: that the HERC is too expensive to renovate and that the city doesn't have the money to put into this old building.

That may in fact be the conclusion you as a Task Force may come to, but to start there leaves me questioning the integrity of the process you are just now undertaking.

What's the difference between you as a public entity having this end in mind and the previous mayor's goal in trying to show the HERC isn't being used and should be repurposed into a public safety campus therefore using all the intermittent steps and reports to "prove/verify/justify" the intended outcome she wanted to achieve?

I hope that's not your intention. Instead, I would hope you honestly explore:

1. what I call "Level 1 - the continued use of the HERC "as is" - what are the true costs of this, what additional upstairs uses could be accommodated at what cost? what does the Fire Marshall say? maybe look into converting the building from heating oil to natural gas to make the building more efficient? are there architects/engineers who might be willing to donate their time?
2. "Level 2" - determining there is a community interest in expanding the use of the upstairs portion of the building (not to renovate the building so it looks like a fancy new building but rather to renovate it to accommodate expanded use) - what renovations need to take place? sprinkler systems/electrical/heating/plumbing upgrades? asbestos

abatement? roof repair and/or replacement - all the things you have on your radar. Again, what are the true costs of these upgrades? have you explored all options? what funding opportunities are there to help defray necessary upgrades? can the community volunteer on those activities to beautify the building?

3. "Level 3" - might be to do a major overhaul which could include razing the building. It's my understanding this is what Michael Haines is proposing in his draft Project Work Plan of what a "New HERC" might look like.

I'm not personally falling on my sword saying the HERC must be kept alive at all costs. I know the condition of our economy and as a retiree on a fixed income, I have a pretty good feeling as to the limitations on what voters are willing to pay. But I am looking to you to give the HERC a fair shake through an honest process. If the HERC proves to be too expensive to renovate, so be it . . . then let's move on to the next community conversation of how we're going to meet the educational/recreational needs of our community.

But to say you're undertaking this public process to verify the conclusion you envision the Task Force will reach casts a shadow over the entire process.

I look forward to your Thursday work session.

Respectfully,

Jani e Leask
Homer resident

