

CALL TO ORDER

Session 24-09 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Karin Marks at 6:03 p.m. on March 11, 2025 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar, and opened with the Pledge of Allegiance.

PRESENT: COMMISSIONERS AREVALO, BROWN, NOOMAH, DICKINSON, MARKS & ZUBEK

ABSENT: COMMISSIONER YOUNG

STAFF: COMMUNITY DEVELOPMENT DIRECTOR ENGBRETSSEN & DEPUTY CITY CLERK APPEL

AGENDA APPROVAL

Chair Marks requested a motion and second to approve the agenda as presented.

AREVALO/BROWN MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Michael Jones, Homer resident, expressed concerns about the plan's focus on climate change and sustainability, suggesting that it might not be inclusive of all community members. He also questioned the city's responsibility in addressing social equity and resilience.

RECONSIDERATION

CONSENT AGENDA

- A. EDC Unapproved Minutes of January 14th, 2025 Regular Meeting

Chair Marks requested a motion and second to approve the meeting minutes.

AREVALO/ZUBEK MOVED TO APPROVE THE JANUARY 14TH MEETING MINUTES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VISITORS/PRESENTATIONS

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

- A. EDC Staff Report

Community Development Director Engebretsen reported the decommissioning of the Coast Guard Cutter Naushon. She also discussed the City Council's decision to petition for additional liquor licenses.

B. Chamber Director Report

There was no report provided.

C. Homer Marine Trades Association Report

Meeting minutes were provided. There was no discussion.

D. Kenai Peninsula Economic Development District Report

Chair Marks stated that the quarterly meeting was later in the month and as a result, she would have a full report for the EDC Regular Meeting in April.

E. HERC Update

Community Development Director Engebretsen reported that the City receives technical support services from the state for the HERC building. She said the State of Alaska will have a consultant in Homer in May and will potentially hold an open house to provide more public information.

F. Housing Update

Commissioner Noomah and Chair Marks spoke on the MAPP organization and Guiding Growth's final report on March 21st. They also mentioned Guiding Growth was planning on hosting an event on March 25th to go over the changes in City code.

G. Planning Update

Community Development Director Engebretsen spoke on the Comprehensive Plan and how the comment period was about to close. She also mentioned other Advisory Bodies had it in their agendas to discuss the Comprehensive Plan and submit comments to the consultants for review.

PUBLIC HEARING

PENDING BUSINESS

A. Comprehensive Plan

Community Development Director stated she had three main questions for the Commission: Is there anything missing in the comp plan, does the Commission agree with the outlined goals on page 56 of the document, and if there were any big picture ideas or concepts missing or should be more focused?

The Commission opened the floor for discussion. The main topics

NEW BUSINESS

INFORMATIONAL MATERIALS

A. EDC Annual Calendar 2025

B. SWOT Analysis

C. City Manager's Report

January 27, 2025 City Council Meeting

February 10, 2025 City Council Meeting

February 24, 2025 City Council Meeting

March 10, 2025 City Council Meeting

Chair Marks noted the informational materials. Commissioner Arevalo volunteered to deliver the March report to City Council.

COMMENTS OF THE AUDIENCE

Michael Jones, city resident, said he appreciated the dialogue and enjoyed watching the Commission work together to navigate the document.

COMMENTS OF THE CITY STAFF

Deputy City Clerk Appel noted the EDC calendar and the deadlines for submitting items for the meeting agendas.

Community Development Director Engebretsen thanked the Commission for being so well prepared for the conversation.

COMMENTS OF THE MAYOR/COUNCIL MEMBER (If Present)

COMMENTS OF THE COMMISSION

Commissioner Dickinson thanked the audience for the comments they brought to the table, as well as Commissioner Noomah and Community Development Director Engebretsen for sharing knowledge and conversation topics.

Commissioner Brown thanked everyone for the discussion in processing the document.

Commissioner Arevalo noted the Homer Soil and Water Conservation District is on a freeze due to the executive order regarding federal funding.

Commissioner Zubek noted the packet availability online and stated she continues to have really great experiences at the Commission meetings.

Commissioner Noomah stated he was excited that the Commission takes things seriously but is comfortable with give and take.

ADJOURNMENT

There being no further business to come before the Commission, Chair Marks adjourned the meeting at 8:22 p.m. The next regular meeting is Tuesday, April 8, 2025 at 6:00 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers and via Zoom Webinar.

ASHLEY APPEL, DEPUTY CITY CLERK I

Approved: _____