



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda - Final

Economic Diversification Commission

Wednesday, January 15, 2020

7:00 PM

Council Chambers

Regular Meeting

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

1. [Economic Diversification Regular Meeting Minutes of July 17, 2019](#)

IV. PUBLIC APPEARANCES

1. [Public AppearancePublic Appearance: Selah Bauer, Copper Valley Telecom](#)

V. NEW BUSINESS

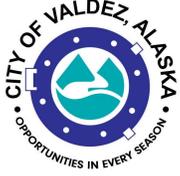
1. [New Business: Incentive package](#)
2. [Discussion ItemDiscussion Item: Topics for the Lunch and Learn series in 2020](#)

VI. REPORTS

1. [Report: Housing Survey](#)

VII. COMMISSION BUSINESS FROM THE FLOOR

VIII. ADJOURNMENT



Legislation Text

File #: 20-0018, **Version:** 1

ITEM TITLE:

Economic Diversification Regular Meeting Minutes of July 17, 2019

SUBMITTED BY: Debbie Roberts, Executive Assistant

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Receive and file

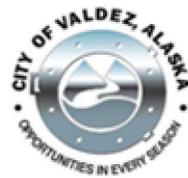
SUMMARY STATEMENT:

Regular Economic Diversification Meeting minutes of July 17, 2019 attached for review.

Regular Meeting Minutes

City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes

Wednesday, July 17, 2019

7:00 PM

Regular Meeting - Draft

Council Chambers

Economic Diversification Commission

Regular Meeting Minutes

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

Commissioner Wade called the meeting to order 7:02 PM in the Council Chambers.

II. ROLL CALL

Present - 5 - Commission Chair Rhonda Wade
Commission Member Keith Thomas
Commission Member Richard Long
Commission Member Jamie Berg
Commission Member Katharine Adams

Excused –2- Commission Member Brandon Reid
Commission Member Colleen Stephens

Also Present – 2 – Economic Development Director, Martha Barberio
Executive Assistant, Debra Roberts
Members in the audience

III. APPROVAL OF MINUTES

1. Approval of Minutes for the Economic Diversification Meeting June 19, 2019.

MOTION: Commissioner Richard Long moved to Approve, Second by Commissioner Keith Thomas to approve minutes for June 19 2019. The motion carried by the following vote.

VOTE ON THE MOTION:

Yeas: 5 – Commissioner Wade, Commissioner Thomas, Commissioner Long, Commissioner Berg, Commissioner Adams.

Excused: 2 – Commissioner Reid and Commissioner Stephens.

IV. NEW BUSINESS

1. Discussion Item: Daycare

Commissioner Thomas asked what the status of the Daycare was and where it was supposed to be located. Economic Director, Martha Barberio explained where we were to date and turned it over to Parks and Recreation Director, Nick Farline. Commissioner Long asked if it was a Non Profit or a for Profit business. Commissioner Wade stated that this is a business and the City should stay out of it that they should be able to get funding as a Non Profit. Discussion continued. Commissioner Long stated that this is a viable business and has been in the past, he wanted to support Economic growth with new businesses and wanted to know where we are with that. Director Farline addressed the Commission to give some background of Daycare and how it was involved with the Recreation Center. The City Council will have a work session on July 23rd to discuss the options of relocation of Stepping Stones. Discussion continued regarding locations of Recreation center and impacts of moving staff and programs and location of Stepping Stones. Director Farline gave statistics on the Recreation center and how many would be impacted

Regular Meeting Minutes

by the Recreation Center closing. Organizations would also be impacted by the loss of the Recreation Center, about 1500 people have rented the Recreation Center. Kelly Brown addressed the Commission on behalf of Stepping Stones. She stated that they did not have money to purchase land or a building to relocate the Daycare. They were looking at renting a building at the airport but they can't afford it at this time. At this time Stepping Stones only has 30 children in the program due to space restrictions, they have a waiting list with more. Discussion continued on previous locations and the problems involved with them. Stepping Stones representatives stated the buildings that they have looked at and what they have done to up to this point. Director Barberio stated that there will be a work session on the 23rd and that these issues being discussed should be discussed at the work session. Stepping Stones explained the fire that put them in their current situation. General Consensus from the Commission was to support the concept of the Daycare but did not agree with the City competing with private industry. Numerous ideas were presented to help Stepping Stones and other businesses. Discussion continued. Modular buildings, Atco structures and the building out by the airport were also discussed.

V. REPORTS

1. Report: Economic Development Department Staff Report - 2nd Quarter 2019

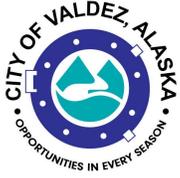
Commission Member Long asked about the housing projects. Economic Director, Martha Barberio met with Dave Cortis who developed Sound View Apartments. He provided her with a wealth of information. The RFP was postponed by the interim City Manager so it could be revised. Mr. Cortis is very interested in developing the Woodside land to expand the Sound view Apartment complex. She discussed the information that he gave her and discussed the changes to the RFP. Discussion continued on the housing issues and types of housing. Economic Director, Barberio stated that she also met with the McDowell Group to discuss housing. Commissioner Wade brought up numerous issues dealing with the Planning department and stated that we need to make the process easier or we will never get a builder to build in town. Commissioner Thomas reiterated this concern. Discussion continued.

VI. COMMISSION BUSINESS FROM THE FLOOR

Commission Member Thomas asked about Kimley Horn and was informed that their contract was terminated. Commission Member Wade commented that the New Boat Harbor looked nice but complained about the terns attacking people. She also commented on the signage. She also brought up Robe Lake and the lack of portable toilets. Discussion continued on how to correct this problem.

VII.ADJOURNMENT

There being no further business, Commission Chair Rhonda Wade adjourned the meeting at 8:43 PM.



Legislation Text

File #: 20-0019, **Version:** 1

ITEM TITLE:

Public Appearance: Selah Bauer, Copper Valley Telecom

SUBMITTED BY: Martha Barberio, Economic Development Director

FISCAL NOTES:

Expenditure Required: N/A

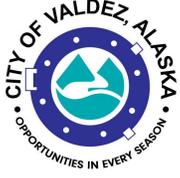
Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

SUMMARY STATEMENT:

Selah Bauer would like to come talk about a new marketing video Copper Valley Telecom is doing for their new fiber network addition. They will be completing this video in 2020 and would like to share some thoughts about this video for Economic Development.

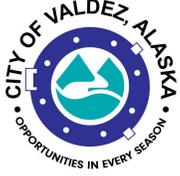


City of Valdez

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Legislation Text

File #: 19-0248, Version: 1



Legislation Text

File #: 20-0020, **Version:** 1

ITEM TITLE:

Discussion Item: Topics for the Lunch and Learn series in 2020

SUBMITTED BY: Martha Barberio, Economic Development Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

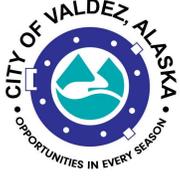
Funding Source: N/A

RECOMMENDATION:

Report only. Receive and file.

SUMMARY STATEMENT:

The Economic Development Department would like to start doing monthly Lunch and Learns for the business community. I would like some input as to what topics businesses would like to learn more about or discuss. We had 2 Lunch and Learns for the 2019 cruise ship season and they were both well attended. Do you think we should have them monthly or quarterly? Input is appreciated.



Legislation Text

File #: 20-0021, **Version:** 1

ITEM TITLE:

Report: Housing Survey

SUBMITTED BY: Martha Barberio, Economic Development Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Report only. Receive and file.

SUMMARY STATEMENT:

I have attached the survey that McDowell group is conducting as part of the Economic Impact of the lack of housing in Valdez. I am asking for your thoughts or additions to this survey. McDowell will be starting this survey the end of next week.

Valdez Housing Household Survey - DRAFT

PHONE # _____

SURVEY # _____

INTERVIEWER NAME _____

DATE _____

Hi, this is _____ with the McDowell Group, an Alaska research firm. We're conducting a study to better understand housing needs in Valdez. I'd like to ask you a few questions.

1. **In what year were you born? 19_____** (If 2002 or after, request someone over 18. If none available, thank and end survey)
01 Refused (Thank and end survey)
2. **Do you live in Valdez at least six months of the year?** 01 Yes 02 No
3. **How many years have you lived in Valdez? #_____ years** 01 Less than 1 year 02 DK/Ref
4. **Including yourself, how many people live in your household for at least six months out of the year?**
#_____ (if "1", skip to Q4b) 01 Don't know 02 Refused (Skip to Q5)

Current Housing Status

5. **Do you rent or own your current home in Valdez?**
01 Rent 05 Don't know (Skip to Q6)
02 Own (Skip to Q6) 06 Refused (Skip to Q6)
03 Living with friends or family (ask to speak to the head of the household and start back at first Read.
If not available, thank and end survey.) (Skip to Q6)
04 Other _____ (Skip to Q6)

5a. **In general, do you think the Valdez rental market has many good options, some good options, or few good options?**
1 Many good options 4 Don't know
2 Some good options 5 Refused
3 Few good options
6. **How many years have you lived in your current home? #_____ years**
01 Less than 1 year 02 Don't know 03 Refused
7. **Of the following, which type of housing do you currently live in?** (Read 1-5; check only one)
01 A stand-alone, single family house
02 An attached home such as a duplex or zero lot line
03 A condominium
04 An apartment
05 A mobile home or trailer
06 Other _____ 07 Don't know 08 Refused
8. **Approximately how many square feet is your current home? _____ sq. ft**
01 Don't know 02 Refused
9. **What year was your house built? _____** 01 Don't know (best guess is fine) 02 Refused
10. **How many bedrooms are in your home? #_____** 01 Don't know 02 Refused
11. **Approximately how much is your monthly rent or mortgage payment? \$_____**
01 Not making payments 02 Don't know 03 Refused
12. **Does your monthly rent or mortgage payment represent more than 30% of your household's combined monthly income?**
01 Yes → 12a. **Is it more than 50%?** 01 Yes 02 No 03 Don't Know/Refused
02 No
03 Don't Know
04 Refused

Current Housing Preferences

13. **Overall, are you very satisfied, satisfied, dissatisfied, or very dissatisfied with your current housing?**
01 Very satisfied 03 Dissatisfied 05 Don't know
02 Satisfied 04 Very dissatisfied 06 Refused

14. For each of the following features of your current housing, are you very satisfied, satisfied, dissatisfied, very dissatisfied, or is it not applicable.

[ROTATE]	1 Very satisfied	2 Satisfied	3 Dissatisfied	4 Very dissatisfied	5 DK	6 Ref	7 NA
a. Number of bedrooms	01	02	03	04	05	06	07
b. Energy efficiency	01	02	03	04	05	06	07
c. Indoor air quality	01	02	03	04	05	06	07
d. Parking	01	02	03	04	05	06	07
e. State of repair	01	02	03	04	05	06	07
f. Design qualities and attractiveness	01	02	03	04	05	06	07
g. Suitability for children	01	02	03	04	05	06	07
h. Suitability for seniors to age in place	01	02	03	04	05	06	07
i. Value for the price	01	02	03	04	05	06	07

15. Which of the following, if any, do you experience in your current housing? (Read list 1-5, check all that apply)

- | | |
|-----------------------------------------------|------------------------------------------------|
| 01 <input type="checkbox"/> Plumbing issues | 05 <input type="checkbox"/> Neighborhood crime |
| 02 <input type="checkbox"/> Mold | 06 <input type="checkbox"/> None of the above |
| 03 <input type="checkbox"/> Draftiness | 07 <input type="checkbox"/> Don't know |
| 04 <input type="checkbox"/> Structural issues | 08 <input type="checkbox"/> Refused |

16. For each of the following aspects of housing in Valdez, please tell me whether you think it is very good, good, poor, or very poor.

[ROTATE]	1 Very good	2 Good	3 Poor	4 Very poor	5 DK	6 Ref	7 NA
a. Availability of housing	01	02	03	04	05	06	07
b. Quality of housing	01	02	03	04	05	06	07
c. Affordability of housing	01	02	03	04	05	06	07

Future Housing Plans

[Read] Next, I have some questions about your future housing plans.

17. Are you currently looking for new housing in Valdez?

- | | |
|-----------------------------------------------|----------------------------------------|
| 01 <input type="checkbox"/> Yes (skip to Q20) | 03 <input type="checkbox"/> Don't know |
| 02 <input type="checkbox"/> No | 04 <input type="checkbox"/> Refused |

18. Do you expect to look for new housing in Valdez within the next five years?

- | | |
|----------------------------------------------|------------------------------------------------------|
| 01 <input type="checkbox"/> Yes | 03 <input type="checkbox"/> Don't know (skip to Q22) |
| 02 <input type="checkbox"/> No (skip to Q22) | 04 <input type="checkbox"/> Refused (skip to Q22) |

19. What is the main reason you are looking, or expect to look, for new housing? (Do not read, check only one)

- | | |
|--------------------------------------------------------|----------------------------------------------------|
| 01 <input type="checkbox"/> Location | 06 <input type="checkbox"/> Family/roommate issues |
| 02 <input type="checkbox"/> Need more space | 07 <input type="checkbox"/> Aging/need more care |
| 03 <input type="checkbox"/> Parking (boat, car, other) | 08 <input type="checkbox"/> Other _____ |
| 04 <input type="checkbox"/> Building quality | 09 <input type="checkbox"/> Don't know |
| 05 <input type="checkbox"/> Want to own | 10 <input type="checkbox"/> Refused |

20. What type of housing are you looking for, or expect to look for? (Read 1-5; check only one)

- | | | |
|--------------------------------------------------------------------------------|----------------------------------------|-------------------------------------|
| 01 <input type="checkbox"/> A stand-alone, single family house | 07 <input type="checkbox"/> Don't know | 08 <input type="checkbox"/> Refused |
| 02 <input type="checkbox"/> An attached home such as a duplex or zero lot line | | |
| 03 <input type="checkbox"/> A condominium | | |
| 04 <input type="checkbox"/> An apartment | | |
| 05 <input type="checkbox"/> A mobile home or trailer | | |
| 06 <input type="checkbox"/> Other _____ | | |

21. Are you more likely to rent or buy?

- | | |
|----------------------------------|----------------------------------------|
| 01 <input type="checkbox"/> Rent | 03 <input type="checkbox"/> Don't know |
| 02 <input type="checkbox"/> Buy | 04 <input type="checkbox"/> Refused |

22. Are you very likely, somewhat likely, or not likely to move from Valdez within the next five years?

- 01 Very likely
- 02 Somewhat likely
- 03 Not likely
- 04 Don't know
- 05 Refused

23. Do you have any family members, friends, or work colleagues that would like to move to Valdez but cannot because of a lack of housing?

- 01 Yes
- 02 No
- 03 Don't know
- 04 Refused

Senior Housing

[Read] Next, I would like to ask you about potential senior housing needs.

24. How many seniors 65 years of age or greater live in your household? # _____ 01 Zero (Skip to Q26)
 02 Don't know 03 Refused

24a. How many seniors 80 years of age or greater live in your household? # _____ 01 Zero
 02 Don't know 03 Refused

25. Is it very likely, somewhat likely, or not likely that anyone age 65 or older in your household will need to move to an assisted living or nursing home facility in the next five years?

- 01 Very likely
- 02 Somewhat likely
- 03 Not likely
- 04 Don't know
- 05 Refused

City Housing Efforts

[Read] Next, I would like to ask you about local housing policies.

26. How supportive are you of the City of Valdez taking steps to address housing issues in the community?

- 01 Very supportive
- 02 Supportive
- 03 Not supportive
- 04 Don't know

27. Please tell me whether you are very supportive, somewhat supportive, or not supportive of the City of Valdez taking the following steps regarding housing.

[ROTATE]	1 Very supportive	2 Somewhat supportive	3 Not supportive	4 DK	5 Ref
a. Zoning changes to increase housing density.	01	02	03	04	05
b. Tax breaks to developers to lower the cost of new housing.	01	02	03	04	05
c. Releasing more city lands for housing developments.	01	02	03	04	05
d. Support increased development of tiny homes.	01	02	03	04	05
e. City-led housing development.	01	02	03	04	05
f. Explore partnership to develop supportive housing for seniors.	01	02	03	04	05

28. Do you have any other comments regarding housing efforts by the City of Valdez?

Demographics

[Read] I have just a few more questions for demographic purposes.

29. How many children under the age of 18 live in your household? # _____ 01 Zero
 02 Don't know 03 Refused

30. Please stop me at the category that best describes your total combined household income before taxes for 2019.

- 01 Less than \$25,000
- 02 \$25,000 to \$50,000
- 03 \$50,000 to \$100,000
- 04 \$100,001 to \$150,000
- 05 More than \$150,000
- 06 Don't know
- 07 Refused

31. What racial or ethnic group do you consider yourself? (Don't read list, check all that apply)

- | | |
|-----------------------------------------------------------|-----------------------------------------------------------|
| 01 <input type="checkbox"/> White | 05 <input type="checkbox"/> Asian/Pacific Islander |
| 02 <input type="checkbox"/> Black or African American | 06 <input type="checkbox"/> Other (please specify): _____ |
| 03 <input type="checkbox"/> Hispanic | 07 <input type="checkbox"/> Don't know |
| 04 <input type="checkbox"/> Alaska Native/American Indian | 08 <input type="checkbox"/> Refused |

Thank you (and end survey)

32. (DO NOT ASK) Gender 01 Male 02 Female 03 Don't know