



To: Chairperson Haase and P&Z Commission Members
From: Lisa Von Bargen, CEDD Director
Date: February 21, 2016
Re: 2016 Workload & Priorities Report - Update

At the last meeting the Commission was presented with the Council's goal for the year – many of which fall under the realm of Community & Economic Development Department. Although I was not at the last meeting it is clear from the minutes, and from staff reporting to me, the Commission is eager to move along with work toward accomplishing these goals. There is also frustration on the part of the Commission at the slow pace at which work seems to be progressing.

I am asking for the Commission's patience as we work through some things. The last couple of weeks have been extremely busy with three key items:

- 1) Commercial Marijuana Use;
- 2) Aleutian Village; and
- 3) ADEC Alaska Clean Water Fund & Clean Drinking Water Loan Applications

As the Commission is aware the City held a town hall meeting last Thursday to take input on the proposed zoning regulations. There were healthy opinions shared on all sides of the issue. At this time staff is planning to move forward with the draft zoning regulations as presented. One major issue that needs to be addressed is some type of "setback" from residential dwellings (like mobile home parks) in the industrial zoning districts. Staff also expects there to be an initiative brought forward for Valdez to opt out. Timing is such that it cannot meet the deadline for the regular election, so this might come forward at a special election. If we know this is imminent it may be wise to consider a moratorium on commercial marijuana businesses. Friday was a very busy day in community development. The phone, email and front counter were literally "lit up" with people interested in considering marijuana operations.

The Council was initially scheduled to have a work session and take action on an agreement between the Aleut Corporation and the City on February 29th. An additional legal review and the need to establish more appropriate cost estimates have pushed this back to March 15th. While in Juneau this week City Administration (including me) and Council members will be meeting with the ADOT Commissioner about purchasing the property where the mobile home park is currently located. Jason Miles, Capital Facilities Director is working on two things with AnnMarie and Rob Comstock, Public Works Director: 1) realistic infrastructure cost estimates; and 2) a CAD drawing of an example redeveloped subdivision in the area.

Finally, although it may seem as if no work is being completed on moving forward with Airport Industrial Subdivision, that is actually the furthest thing from the truth. To accomplish the full installation of all water/sewer infrastructure within the subdivision, the estimated cost is \$3,432,539. Last summer the Council allocated \$1.5 million for the project in the Capital Budget. That leaves \$1,932,539 remaining to fund. Last summer the City also applied for a \$1 million Municipal Matching Grant (MMG) from ADEC. The MMG program was not funded in this year's budget due to the State's fiscal condition. However, ADEC staff expects approximately \$4 million in unused grant funds to be available for distribution this year. The problem is we don't know how we scored compared to other projects also submitted for funding. Normally the list has been released to the public by now. For some reason ADEC is hanging on to it. Luckily, there are two federally funded loan programs managed by ADEC – the Alaska Clean Water Fund & the Alaska Drinking Water Fund. Granted these are loans, not grants, but having them frees up general fund dollars to be put toward other projects. Over the past two weeks three days of time has been spent by Jason Miles and me submitting these loan applications. The City has requested the full remaining amount necessary to complete the project - \$1,932,539. I do not have a specific timeframe by which we will know if we are successful.

Below is the list from the Council work session. Staff is still working to address and prioritize the projects which fall within the department purview. Although some are currently in progress, others are going to have to wait until the Senior Planner/and or Housing Planner are hired. The Administration is still working on how to find space for the new employees. Once we have the ability to house the new employees we will get moving on hiring them as soon as possible.

Thank you for your patience.

1. Develop Vision/Brand for Valdez
 2. Valdez Housing & Improvement Authority Housing Strategy Program
 3. Implement HR Study
 4. Economic Diversification Strategic Doing (ED Strategy)
 5. Healthcare Delivery Strategy
 6. Funding Analysis (Reserve Funds, Permanent Fund, Debt Strategy)
 7. Prioritize Deferred Maintenance Plan
 8. Address Local Cost of Living & Doing Business
 9. Expand Governmental Relations
 10. Improve Purchasing/Contract Procedures
 11. Community Involvement and Communication
 12. Community Marketing & Promotion
 13. Community Events and Outcomes
-
- a. Community Weatherization Program
 - b. Management/Supervisory Training
 - c. CSO Grant/Reporting Contracts
 - d. Aleutian Village Redevelopment Options

- e. Comprehensive Plan Update
- f. Airport Industrial Subdivision Redevelopment
- g. Community Transportation Plan
- h. City Land Sale/Lease Plan
- i. Zoning Code Streamlining & Compliance
- j. Economic Diversification Program (Organizational Structure)
- k. Emergency Management Exercise
- l. Police Policies/Staffing Review
- m. Valdez New Small Boat Harbor Construction & Project Tracking
- n. 5-Year CIP Forecast
- o. PVMC Building Maintenance Transfer
- p. Parks & Recreation Master Plan
- q. Septic Program Revisions
- r. Flood Mitigation Program
- s. Marijuana Regulations

As the Commission can see, Community & Economic Development staff, and the Commission are going to be extremely busy this year. Right now staff is trying to put together a work plan that will be brought back to the Commission at the next meeting. Along with that, the next meeting will start the clock on beginning to execute some of the tasks associated with these goals.