

**Regular Meeting (Moved from 4/17)**

## **City of Valdez**

212 Chenega Ave.  
Valdez, AK 99686



**Meeting Minutes - Draft**

**Friday, April 26, 2019**

**6:00 PM**

**Regular Meeting**

**Economic Diversification Commission**

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**Friday, April 26, 2019**

**6:00 PM**

**Council Chambers**

### **REGULAR AGENDA - 6:00 PM**

#### **I. CALL TO ORDER**

Commissioner Wade called the meeting to order 6:07 PM in the Council Chambers.

#### **II. ROLL CALL**

Present – 4 – Commission Chair Rhonda Wade  
Commission Member Richard Long  
Commission Member Brandon Reid  
Commission Member Jamie Berg

Excused – 2 – Commission Member Colleen Stephens  
Commission Member Keith Thomas

Also Present – 2 – Economic Development Director Martha Barberio  
Executive Assistance Debbie Roberts

#### **III. APPROVAL OF MINUTES**

Economic Diversification Meeting Minutes of March 20, 2019

MOTION: Commission Member Long moved, seconded by Commission Member Reid, to approve the minutes. The motion carried by the following vote after the discussion occurred.

VOTE ON THE MOTION:

Yeas: 4 – Commissioner Wade, Commissioner Long, Commissioner Reid and Commissioner Berg.

Excused: 2 – Commissioner Stephens and Commissioner Thomas.

#### **IV. NEW BUSINESS**

New Business: RFQ for land development

Economic Director Martha Barberio stated that she ran the RFQ by Nathan Duval, Capital Facilities Director and Rochelle Rollenhagen, Planning Director to make sure that it included all the correct information. She then stated that she wanted it

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to be a universal RFP so that it could be used for multiple land areas so we would get a wider response. Director, Barberio also stated that she wanted to include an incentive package per interim City Manager Roxanne Murphy. Director Barberio discussed the reasoning for starting with the land in this area. Discussion continued on the type of buildings/homes that would suit the community needs. Also discussed was how to structure the incentive package. Councilmember Reid, Wade and Long brought up numerous needs that the housing should cover. Discussion continued on the types of housing, Zero Lot line, Single family or multiple family style homes and the cost of them. Infrastructure and land costs were brought up to be included in the incentive package. Snow storage lots were discussed and have been included for this area. Councilmember Long expressed that we need to include in the RFP parameters for the bidders as to what we are requesting to be built. Discussion continued. Other land areas were also discussed. Councilmember Reid brought up the need for higher end homes that second and third home owners would invest in. He further stated that in order to do so we need to upgrade the airport so private planes can fly in. Discussion continued. Councilmember Wade stated that the RFP should remain open so we could get a variety of ideas for building in numerous areas in Valdez. Infrastructures were brought up and discussed as part of the Incentive, but if the incentives are given there needs to be stipulations in place that the builder would not make a "Profit" from the incentive. Example if the City gives the land to the bidder when they sell the finished product they pay the City for the land then get their profit. None of the Councilmembers wanted to run the risk of government inflating or deflating the values of current homes based on the incentives. Director Barberio wanted to keep the Commissioners involved in the selection process as the bids came back, if they wanted to be included. Consensus was given to keep the RFP open ended and have Planning and Zoning push the final RFP approval thru to Council. Commissioner Wade stated that the building season is very short and we need to streamline the permitting process or make it a builder friendly environment. Discussion continued on ways to assist the builders with incentives and how to fund the incentives.

### **V. COMMISSION BUSINESS FROM THE FLOOR**

Commissioner Wade wanted to know what we were doing with the City Manager Position. Interim City Manager Roxanne Murphy, stated that there was a Council work session and they would be doing an in house recruitment for a couple of months and then if that did not work then the process would be outsourced. The City Clerks and Human resources will be in charge of the process. The interview process will be done with the new City Council.

### **VI. ADJOURNMENT**

Commissioner Wade adjourned the meeting at 6:58 PM.