

**BOARD OF ECONOMIC DEVELOPMENT  
CITY OF PALMER, ALASKA  
REGULAR MEETING  
MONDAY, APRIL 1, 2019  
6:00 P.M. - COUNCIL CHAMBERS**

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**A. CALL TO ORDER:**

The regular meeting of the City of Palmer Board of Economic Development was called to order by Chair Silva at 6:00 p.m.

**B. ROLL CALL:**

Present and constituting a quorum were Board Members:

Dusty Silva, Chair	Kelly Turney, Vice Chair
Christopher Chappel	Lorie Koppenberg
Peter Christopher	Janet Kincaid
Barbara Hunt	

Ex-Officio member present:

David Fuller, Palmer City Council (arrival 6:14 p.m.)

Also present were:

Nathan Wallace, City Manager  
Brad Hanson, Community Development Director  
Pam Whitehead, Recording Secretary

**C. PLEDGE OF ALLEGIANCE:** The Pledge was led by Board Member Christopher.

**D. APPROVAL OF AGENDA:**

Chair Silva proposed interchanging item I, Presentation and Discussion, and G, Reports, out of time courtesy to presenter Ms. Nygaard. There being no objections, the Agenda was unanimously approved as amended.

[Kincaid, Christopher, Koppenberg, Hunt, Chappel, Turney, Silva]

**E. MINUTES OF PREVIOUS MEETING:**

The Minutes of the **March 11, 2019 Special Meeting** were unanimously approved as amended, correcting a grammatical error – “pledge” not “please” (page 1, item C). There were no objections.

[Kincaid, Christopher, Koppenberg, Hunt, Chappel, Turney, Silva]

**F. AUDIENCE PARTICIPATION:** None.

**I. NEW BUSINESS:** [per Amended Agenda]

1. Committee of the Whole: Presentation and Discussion by Katrina Nygaard of Stantec Consulting (note: action may be taken by the Board following the committee of the whole).

**Main Motion: To enter Committee of the Whole for open and ease of discussion with Katrina Nygaard of Stantec (via teleconference).**

Moved by:	Chappel
Seconded by:	Christopher
In favor:	Kincaid, Christopher, Koppenberg, Hunt, Chappel, Turney, Silva
Opposed:	None
Absent:	None
Action:	Motion Carried Unanimously.

[The Board entered Committee of the Whole at 6:03 p.m.; exited at 7:33 p.m.]

Director Hanson provided a staff report and introduced Katrina Nygaard, Stantec Consulting, who appeared telephonically to lead a stakeholder meeting with the Board. He also provided background information, in particular, concerning the grant for Brownfields Areawide Planning and identified some of the other stakeholder groups that have met to date on this topic. See packet (pp 25-29) for a brochure Brownfields Information 101, including a series of questions designed to facilitate and focus the discussion. The stated goal for the project is to attract private investment downtown and to improve motorized and non-motorized connectivity.

Committee of the Whole topics of discussion with Ms. Nygaard included:

- Importance of identifying and considering Palmer’s greater area of influence, not just its population within city limits;
- Additional sources of funding;
- Visions for Downtown Palmer and the Mat-Maid Block – whatever the vision, important that infrastructure be put in place to support/meet expectations – parking, walkability, transportation, connectivity, keeping the small town character and feel;
- Visions for types of business to encourage in the Mat-Maid Block – niche shops, expanding on retail already there, hotel/motel with meeting space/event space, paid parking to support growth;
- Existing regulatory climate – could things be done to make investment more desirable, streamlined or more cost effective? Discussion on marketing Palmer, limited available land to attract potential investment, Palmer Chamber’s role, importance of updating marketing materials, updating city code;
- Potential value of the railroad tracks in Palmer and whether the open space (railroad right-of-way) could be utilized in another way. Discussion comments were divided: Historical preservation of the railroad tracks versus otherwise using the right-of-way green space;
- Discussion whether or not Palmer fits or does not fit with the national trend of public/private partnerships, higher density “walkable” areas, and creation of mixed use including residential.
- Ms. Nygaard responded to board member questions; provided an overview of background information on how the Brownfield sites within the City came to be decided.
- The next public meeting with Stantech is scheduled for June 10, 11, 12 at the Depot.

[The Board exited Committee of the Whole without objection at 7:33 p.m.]

[Chair Silva called a break at 7:33 p.m.; the meeting resumed at 7:39 p.m.]

**H. UNFINISHED BUSINESS:** None.

**G. REPORTS:** [per Amended Agenda]

1. Boards and Commission Report – Director Hanson:
  - Highlighted his written report on the activities of the other boards/commissions and City Council for the month of March, 2019;
  - Responded to board member questions primarily concerning the Airport.
2. Work Plan Activities Report – Director Hanson:
  - Updated the Work Plan pursuant to the Board’s discussion at the last meeting, including the addition of Goal 15 (see packet pp. 17-21).

The Board reviewed and discussed what has and has not been accomplished; discussed best way to move forward with implementation. Board Member Hunt recommended pushing forward to get started on Goal 15 – Identify all pedestrian connectors throughout Palmer; inquired of staff concerning the status of crosswalks and signage for pedestrian safety. Further discussion ensued. City Manager Wallace addressed the issues surrounding crosswalks and explained the regulations and legalities – controlled and uncontrolled.

3. Manager/Staff Report – City Manager Wallace:
  - Responded to board member questions concerning the Arboretum.

**J. BOARD MEMBER COMMENTS:**

**Board Member Koppenberg:**

- Advised she will be absent for the May meeting.
- Felt it was a good meeting, lots to look forward to.

**Board Member Chappel:**

- Commented that per his friend at DOT the best way to stay updated concerning traffic would be to create a direct link from City of Palmer website to the DOT page.

**Board Member Kincaid:**

- Reminded everyone and encouraged attendance at the MEA Annual Meeting on April 23, 2019, Menard Center, Wasilla. Attend in person and get \$10 off your electric bill.

**K. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 8:14 p.m.

**APPROVED by the Board of Economic Development this 6<sup>th</sup> day of May, 2019.**

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Dusty Silva, Chair

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Brad Hanson, Community Development Director