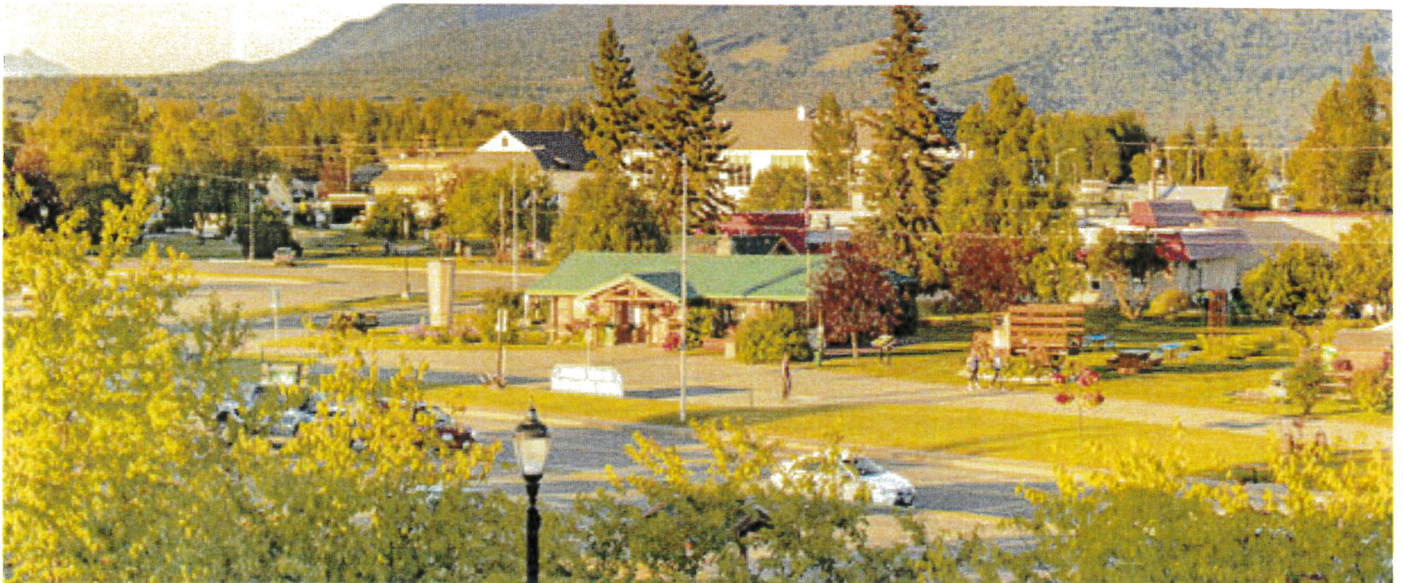




**City of Palmer**  
**Board of Economic Development Packet**  
**November 1, 2021**



**BOARD OF ECONOMIC DEVELOPMENT  
REGULAR MEETING  
NOVEMBER 1, 2021 6 P.M.  
CITY COUNCIL CHAMBERS  
231 W. EVERGREEN AVENUE, PALMER  
[www.palmerak.org](http://www.palmerak.org)**



CHAIRMAN	Dusty Silva
BOARD MEMBER	Christopher Chappel
BOARD MEMBER	Barbara Hunt
BOARD MEMBER	Lorie Koppenberg
BOARD MEMBER	Ronalee Moses
BOARD MEMBER	Peter Christopher
BOARD MEMBER	Janet Kincaid

EX-OFFICIO MEMBERS:  
CITY MANAGER – John Moosey

## **AGENDA**

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Approval of Agenda
- E. Approval of Minutes of Previous Meetings
  - 1. Special Meeting of July 12, 2021
- F. Reports
- G. Audience Participation
- H. Unfinished Business
  - 1. Committee of the Whole: Discuss IM-21-003, Committee of the Whole: Discuss IM 21-003, Railroad Tracks and more effective use of that area, including Farmers Market, Community Stage area and parking (note: action may be taken by the board following the committee of the whole)
- I. New Business
  - 1. Committee of the Whole: Discuss IM-21-006, Homelessness and Vagrancy in downtown Palmer (note: action may be taken by the board following the committee of the whole)
- J. Board Member Comments
- K. Adjournment

**BOARD OF ECONOMIC DEVELOPMENT  
CITY OF PALMER, ALASKA**

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**SPECIAL MEETING  
MONDAY, JULY 12, 2021  
6:00 P.M. - COUNCIL CHAMBERS**

**A. CALL TO ORDER:**

The special 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	Ronalee Moses, Vice Chair (teleconference)
Christopher Chappel (teleconference)	Janet Kincaid
Barbara Hunt (teleconference)	

Absences excused without objection:

Lorie Koppenberg  
Peter Christopher

Also present were:

Brad Hanson, Community Development Director  
Pam Whitehead, Recording Secretary (teleconference)

**C. PLEDGE OF ALLEGIANCE:** The Pledge was performed.

**D. APPROVAL OF AGENDA:**

The Agenda was unanimously approved as presented by all members present.  
[Moses, Kincaid, Hunt, Chappel, Silva; *Absent:* Christopher, Koppenberg]

**E. MINUTES OF PREVIOUS MEETING:**

The Minutes of the **May 3, 2021 Regular Meeting** were unanimously approved as presented by all members present, without objection.  
[Moses, Kincaid, Hunt, Chappel, Silva; *Absent:* Christopher, Koppenberg]

**F. AUDIENCE PARTICIPATION:** None.

**G. REPORTS:** None.

**H. AUDIENCE PARTICIPATION:** None.

**I. UNFINISHED BUSINESS:**

1. Committee of the Whole: Discuss IM 21-001, Tourism and Local Events (note: action may be taken by the Board following committee of the whole)

**J. NEW BUSINESS:** None.

**K. BOARD MEMBER COMMENTS:**

**Board Member Kincaid:**

- Called attention to the event happening at the Downtown Pavilion on July 17<sup>th</sup> that is expecting to draw a large crowd for singing and dancing.

**Board Member Chappel:**

- Looking forward to the joint meeting and hearing the Council's thoughts on the proposed Resolution.

**Board Member Hunt:**

- Commented there are quite a few events in Palmer this weekend – a very busy weekend.
- Applauded Ailis for the extraordinary job at the Garden and Art Faire and Wine Walk; noted there were so many visitors and the enthusiasm was wonderful.

**Board Member Moses:**

- Commented that she also heard a lot of good feedback about the Wine Walk; that people were very happy the entire weekend;
- She also is looking forward to hearing what Council has to say at the joint meeting in August.

**Chair Silva:**

- Encouraged everyone to attend the joint meeting in person on August 10 if possible.

Director Hanson encouraged everyone to attend Chief Dan Contini's Celebration of Life at the MTA Events Center on July 17 at 11:00 a.m.

**L. ADJOURNMENT:**

There being no further business, the meeting adjourned without objection at 6:57 p.m.

**APPROVED by the Board of Economic Development the \_\_\_ day of November, 2021.**

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Dusty Silva, Chair

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Brad Hanson, Community Development Director



**CITY OF PALMER  
BOARD OF ECONOMIC DEVELOPMENT  
INFORMATION MEMORANDUM 21-003**

**SUBJECT:** Railroad Tracks Utilization

**AGENDA OF:** January 4, 2021  
November 1, 2021

Upon completion of the Downtown Palmer Brownfield Area-Wide Plan approval by the Mat-Su Borough and the Department of Environmental Protection, the BED should begin discussion about the economic and community impact of the railroad corridor in Palmer.

**November 1 Update**

The BED at the July meeting passed a resolution for the Palmer City Council recommending they consider implementation of elements of the Brownfield Area Wide Plan. The Resolution encouraged the city to pursue development and beautification of land within the railroad corridor for public use and enjoyment, now. The BED recognized when Resolution 21-001 was passed that the Alaska Railroad will retain within their existing leases with the city the right to rehabilitate the tracks and utilize them whenever they desire. Further, anything placed in the right of way would need to be relocated with no obligation to preserve or protect by the Alaska Railroad.

The question for the BED is should we pursue a strategy that will encourage development within the railroad right of way that benefits residents and visitors today?



**CITY OF PALMER  
BOARD OF ECONOMIC DEVELOPMENT  
INFORMATION MEMORANDUM 21-006**

**SUBJECT:** Downtown Homelessness and Vagrancy

**AGENDA OF:** November 1, 2021

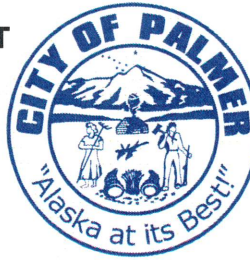
Many communities around the country are experiencing homelessness and vagrancy at an increasing rate. The city of Palmer's Board of Economic Development has had former Police Chief Lance Ketterling present information of the status of police interaction and instances of homelessness in Palmer. Chairperson Silva wishes to conduct a brainstorming session that focuses on our current issues to determine if solutions should be anticipated and implemented to prevent an overwhelming problem in the future.

Please prepare your thoughts regarding reasons for homelessness and vagrancy, including causes, resources available, safety concerns, health concerns, and implementation strategies.

I will attempt to pose a series of questions that hopefully will lead us to make a policy statement that will assist decision makers in developing proactive steps to mitigate or minimize the problems.

1. Does a problem of homelessness and vagrancy exist in Palmer?
2. Why are we worried about the problem?
  - Health?
  - Safety?
  - Impacts on businesses?
3. What is the cause?
  - Choice?
  - Psychological?
  - Societal?
4. What do local homeless individuals need most?
5. Where can homeless find help?
  - Government?
  - Churches?
  - Non-Profits?
6. Would homeless work programs help?
7. Whose role is it locating resources for homelessness?

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- I. New Business
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## Minutes

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**BOARD OF ECONOMIC DEVELOPMENT  
CITY OF PALMER, ALASKA**

---

**SPECIAL MEETING  
MONDAY, JULY 12, 2021  
6:00 P.M. - COUNCIL CHAMBERS**

**A. CALL TO ORDER:**

The special 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	Ronalee Moses, Vice Chair (teleconference)
Christopher Chappel (teleconference)	Janet Kincaid
Barbara Hunt (teleconference)	

Absences excused without objection:

Lorie Koppenberg  
Peter Christopher

Also present were:

Brad Hanson, Community Development Director  
Pam Whitehead, Recording Secretary (teleconference)

**C. PLEDGE OF ALLEGIANCE:** The Pledge was performed.

**D. APPROVAL OF AGENDA:**

The Agenda was unanimously approved as presented by all members present.  
[Moses, Kincaid, Hunt, Chappel, Silva; *Absent:* Christopher, Koppenberg]

**E. MINUTES OF PREVIOUS MEETING:**

The Minutes of the **May 3, 2021 Regular Meeting** were unanimously approved as presented by all members present, without objection.  
[Moses, Kincaid, Hunt, Chappel, Silva; *Absent:* Christopher, Koppenberg]

**F. AUDIENCE PARTICIPATION:** None.

**G. REPORTS:** None.

**H. AUDIENCE PARTICIPATION:** None.

**I. UNFINISHED BUSINESS:**

1. Committee of the Whole: Discuss IM 21-001, Tourism and Local Events (note: action may be taken by the Board following committee of the whole)

**Main Motion: To enter Committee of the Whole for open and ease of discussion on IM 21-001, Tourism and Local Events.**

Moved by:	Chappel
Seconded by:	Moses
Vote:	Unanimous ( <i>Absent:</i> Christopher, Koppenberg)
Action:	Motion Carried by roll call vote.

[The Commission entered Committee of the Whole at 6:05 p.m.]

Ailis Vann, Executive Director of the Greater Palmer Chamber of Commerce, was invited to participate in the Committee of the Whole discussion. There were no objections.

Director Hanson provided an update of discussions from the May 3 meeting. A resolution was created recommending to the City Council actions the BED considers important to advancing a tourism strategy that will enhance the city economic climate. The resolution, if approved, will be presented to the Council for consideration during budget deliberations.

Committee of the Whole discussion included:

- Review of the proposed Resolution and discussions for any revisions.

Upon exit of Committee of the Whole at 6:30 p.m., Chair Silva called for the motion:

**Main Motion: For approval of Resolution No. 21-001, A Resolution of the Palmer Board of Economic Development Recommending City Council Implement Elements of the Brownfield Area Wide Plan to Support the development of a Coordinated Marketing Strategy for Downtown Palmer.**

Moved by:	Kincaid
Seconded by:	Chappel
Vote:	Unanimous ( <i>Absent:</i> Christopher, Koppenberg)
Action:	Motion Carried by roll call vote.

**Primary Amendment #1: To include Item No. 7 which would read: Implement a Committee to consider the technical and logistical resources necessary to enable successful remote telecommuting tools and opportunities for Palmer citizens and businesses.**

Moved by:	Hunt
Seconded by:	--
Vote:	Fails for lack of a second.
Action:	--

There being no other amendments, Chair Silva called for the vote on Resolution 21-001 as presented:

Moved by:	--
Seconded by:	--
Vote:	Unanimous ( <i>Absent:</i> Christopher, Koppenberg)
Action:	Motion Carried by roll call vote.

**J. NEW BUSINESS:** None.

**K. BOARD MEMBER COMMENTS:**

**Board Member Kincaid:**

- Called attention to the event happening at the Downtown Pavilion on July 17<sup>th</sup> that is expecting to draw a large crowd for singing and dancing.

**Board Member Chappel:**

- Looking forward to the joint meeting and hearing the Council's thoughts on the proposed Resolution.

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**Chair Silva:**

- Encouraged everyone to attend the joint meeting in person on August 10 if possible.

Director Hanson encouraged everyone to attend Chief Dan Contini's Celebration of Life at the MTA Events Center on July 17 at 11:00 a.m.

**L. ADJOURNMENT:**

There being no further business, the meeting adjourned without objection at 6:57 p.m.

**APPROVED by the Board of Economic Development the \_\_\_ day of November, 2021.**

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Dusty Silva, Chair

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Brad Hanson, Community Development Director

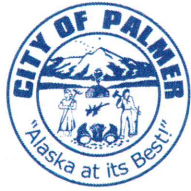
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**Unfinished  
Business**

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**CITY OF PALMER  
BOARD OF ECONOMIC DEVELOPMENT  
INFORMATION MEMORANDUM 21-003**

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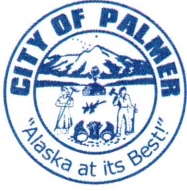
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## **New Business**

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**CITY OF PALMER  
BOARD OF ECONOMIC DEVELOPMENT  
INFORMATION MEMORANDUM 21-006**

**SUBJECT:** Downtown Homelessness and Vagrancy

**AGENDA OF:** November 1, 2021

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