

**ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY
BOARD OF DIRECTOR'S MEETING
May 19, 2005**

Present

JoAnne Brause
Bill Smith
Louise Lazur
Jeff Sinz

Present

Joelle Hall
Hugh Gellert
Mike Zoske
Mary Jane Michael

Excused

Jana Hayenga

Staff/Guests

Kevin Kinney
Marie Trueblood
Robin Ward
Krin Kemppainen
Mayor Mark Begich

Call to Order

Ms. Brause called the meeting to order at 5:04 pm. Mr. Kinney recommended moving item A to the end.

Chief Operating Director's Report

- Mr. Kinney invited board members to an assembly work session on June 3, 2005. The assembly wants the opportunity to meet the board members before voting on reappointment.
- Mr. Kinney will be out of the office from 23-27 May to attend the IPI Conference.

Minutes

Ms. Lazur moved to accept the minutes from April 18 and April 21; Mr. Gellert seconded. The motion was approved unanimously.

Public Comments

There were no Public Comments scheduled.

New Business

- A. Professional Services Contract – Mr. Kinney recommended using the Carl Walker agency to draft the ACDA response to the Anchorage International Airport parking RFP. This would be a sole source contract, since no other agency submitted a proposal. Mr. Zoske moved to authorize a contract with the Carl Walker agency not to exceed \$20,000.00; Ms. Lazur seconded. The motion passed
- B. MOA Community Development Lease – ACDA is currently negotiating with MOA to rent the former DMV space for a weatherization program sponsored by the Office of Community and Economic Development. Mr. Kinney requested that he be authorized to negotiate the terms of a lease. Ms. Lazur moved to approve the negotiations; Mr. Gellert seconded. The motion passed.
- C. Operations Budget Review – Ms. Trueblood explained the first quarter budget and budget amendments being requested. Ms. Trueblood and Mr. Kinney answered board member questions. Mr. Sinz moved to accept the budget recommendations made by the staff, along with corresponding revenue adjustments; Mr. Gellert seconded. The motion passed.

- D. Capital Budget Reallocation – Mr. Kinney and Ms. Trueblood explained the reallocations needed for the Capital budget. They answered board member questions. Mr. Zoske moved to accept the reallocations as requested; Ms. Lazur seconded. The motion passed.
- E. Resolution Mt View Property – Mr. Kinney distributed copies of the HLB ordinance, so that all the board member would be aware of the HLB requirements for dealing with properties. He noted that, before HLB could transfer land to the ACDA, HLB needed to follow strict guidelines for public notification and comment; when the Assembly considered the transfer, the public again has an opportunity to comment. Mayor Begich stated that he supports the Mt View project. Mr. Gellert had questions about sole source developers. Ms. Ward stated that the property had been available for many years and no other developers had expressed interest in it; that POB Montgomery only became interested in the property when asked to look at it—that they were actually looking at different parcels for their development. Ms. Hall had questions about local developers and how this development will be perceived by everyone. The Mayor suggested that the board should set the parameters for the development; that the ACDA Board could find the projects and then request the land transfer from HLB for development; and not always have HLB find projects to bring before the board. Ms. Lazur moved to submit the Mt View project resolution to the Assembly as amended; Mr. Zoske seconded. Mr. Kinney and Ms. Ward explained how the assembly, HLB and POB Montgomery will work with the resolution. Mr. Sinz moved to make 2 corrections to the resolution. The motion passed.
- F. Elect New Treasurer – Mr. Kinney stated that Ms. Lazur had agreed to assume the treasurer responsibilities. Mr. Gellert moved to nominate Ms. Lazur for the ACDA treasurer position; Mr. Sinz seconded. The motion passed.

Department Reports

Finance –

Nothing to add

Data Processing –

Nothing to add

Marketing & Public Affairs –

Nothing to add

Customer Service/Enforcement –

Mr. Zoske was concerned about the lack of officers. Mr. Kinney said we are still waiting to see what APD planned to do. Currently APD is a little ahead of the yearly citation goal but if they continue with only the 2-3 officers on the street they will fall short of the goal.

Operations –

Nothing to add

Employee Relations –

Nothing to add

Building Committee –

The 3rd Avenue project bid has been extended until July 19, 2005. This is because of the Geotechnical data still needed.

Ms. Lazur moved to adjourn the meeting; Mr. Zoske seconded. The motion passed. Ms. Brause adjourned the meeting at 6:35 p.m.

Respectfully submitted by:

JoAnne Brause, Chairperson