

**ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY
BOARD OF DIRECTOR'S BOARD MEETING
June 28, 2007**

Present

Louise Lazur
Mary Jane Michael
Jana Hayenga
Dana Pruhs
Ron Baird
Jeff Sinz
Chris Birch

Excused

Debby Sedwick
Ted Carlson
Jan Sieberts
Bill Starr

Staff/Guests

Carma Reed
Wendy Mikowski
Healia Palmer
Rick Onstott
Mike Kennard
Krin Kemppainen
Jeff Thon

Call to Order

Ms. Lazur called the meeting to order at 4:20 p.m.

Review of Agenda

- Ms. Hayenga moved to discuss item C – SOA Parking contract under old business to the second item up for discussion, Mr. Baird seconded. The motion was passed unanimously.

Minutes

- Ms. Hayenga moved to accept the minutes from May 24, 2007 as presented; Mr. Pruhs seconded. The minutes were approved unanimously.

Public Comment

- There are no public comments.

Old Business

A. Leasing Agent – Jack White –

- Mr. Thon presented Jack White Commercial plan as our leasing agent for the 5th Ave facilities. The presentation and discussion included the following: HVAC, lighting fixtures, facility maintenance, upgrades, current tenants, direction for the future, and signage. He will be meeting with Simon Property to review the current lease we have with them to determine what they need to complete before October.

B. Glenn Square Phase II update –

- Mr. Baird and Ms. Reed briefed the status on this project to include an official offer from POB Montgomery to purchase land for Phase II. A discussion was held on this topic to include: proposal 1, 2, & 3, land appraisal, who benefits, ML&P substation, rezoning land, who has the control, and the Wilhour trust property.

C. SOA Parking Contract –

- Mr. Sinz reported on the status of contract negotiation with the state and provided a copy of the Mayor's response letter sent to the state.
- Mr. Sinz moved to approve the terms as outlined in the letter dated June 28, 2007 to Commissioner Kreitzer; Mr. Sieberts seconded.

- A discussion was held on this motion to include: current parking rate, what can the market handle, what we charge other large groups and what is the real cost per space per month.
- The motion passed unanimously.

New Business

A. Resolution 07-04 capital Budget Amendment –

- Ms. Reed briefed Resolution 07-04 which amends the 2007 Capital Budget. This amendment will allow ACDA to be used as a pass through for payment of gravel extraction on the Hollywood Vista development.
- Mr. Baird moved to approve Resolution 07-04 with the following change: add after Capital Budget “to accept \$1.5M appropriation” in Section 1; Mr. Pruhs seconded. The motion passed unanimously.

B. Parking Consultant –

- Ms. Reed informed the Board staff will be hiring Carl Walker as our parking consultant at \$34,500 plus reimbursable, which we will firm up what is considered reimbursable. Since the proposal is below the \$50,000 cap Board approval is not needed. Carl Walker will have recommendations and help develop a system for implementation.
- A discussion was held on this to include: capping reimbursable so we won't have any surprise expenses, specify reimbursable items, schedule, ensure they have copies of all the previous reports, setting up time with the committees.

C. Meeting Schedule –

- Ms. Lazur explained staffs request to change the meeting schedule and provided copies of the proposed changes. Ms. Reed explained the problem of closing the books each month and how changing the meetings will help staff. The Board accepted the requested changes unanimously.

Committee Reports

Executive Director –

- Ms. Reed thanked Mr. Birch for his suggestions on our website and Board packets.

Finance Committee –

- Nothing further to report.

Operations Committee –

- Nothing further to report.

Development Committee –

- Nothing further to report.

Executive Committee –

- Nothing further to report.

The meeting was adjourned at 5:55 p.m.

Anchorage Community Development Authority
Board Meeting Minutes of June 28, 2007

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Respectfully submitted by:

Louise Lazur, Vice Chair