

**ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY
BOARD OF DIRECTOR'S REGULAR SESSION
June 29, 2006**

Present

Bill Smith
Louise Lazur
Jeff Sinz
Jana Hayenga

Present

Mary Jane Michael
Dana Pruhs
Ted Carlson

Excused

Jan Sieberts
Debby Sedwick
Dan Coffey
Ken Stout

Staff/Guests

Kevin Kinney
Robin Ward
Healia Palmer
Wendy Mikowski
Krin Kemppainen
Paul Laverty

Call to Order

Mr. Smith called the meeting to order at 4:09 pm.

Review of Agenda

There were no changes to the agenda.

Minutes

Mr. Carlson moved to accept the minutes from May 22, 2006 and May 25, 2006 as printed; Mr. Pruhs seconded. The motion passed.

Public Comment

Mr. Paul Laverty a resident of Government Hill addressed the Board on the Hollywood Vista project. He stated the Government Hill community wants to see owner occupied housing, not rental, since the neighborhood is full of rentals. What it should look like varies from person to person, but they do know they want owner occupied housing. He queried if the development would require a re-zone and if the project is compatible with the 2020 plan or even the RFP. The neighborhood wants to see something built on the property, but they want it done right and aren't in a big hurry. If the proposals don't meet with what has been discussed, he thinks the RFP's should be canceled and reissued.

Old Business

A. Hollywood Vista –

- Ms. Mikowski presented a summary of the Hollywood Vista RFP, Executive summary, and the Development Committee recommendation for the Board to authorize them to negotiate a final development agreement. Items previously identified (i.e. gravel and monofill extraction) will be included in the negotiation with the Jaguar Development Group. If negotiations are successful a development agreement would be brought to the Board for final award approval.
- We will not be able to obtain a Brownfield Grant for the monofill extraction, because they are not an environmental contaminate, it is just debris from a construction site.
- Mr. Sinz informed the Board that municipal legal reviewed the Development Committee's recommendation, and has concluded it is legally permissible to take the proposal that was submitted, and negotiate the type of changes that are being contemplated. They concluded it is within municipal code and therefore ACDA policy.
- Mr. Carlson moved to discuss Resolution 06-07; Mr. Sinz seconded. A discussion on the wording of the resolution was held.

- A discussion on who would be negotiating the Development Agreement was held. Consensus was to have representation from Municipal Legal, Finance, and a Board representative from the Development committee. The team would take direction from the Development Committee.
- Ms. Lazur moved to amend Resolution 06-07 to have the Development committee negotiate with Jaguar Development Group and for then to bring in expertise as necessary, with the final results coming back to the Board for final approval; Mr. Carlson seconded. The amendment to the resolution passed.
- Mr. Smith called for a vote on the resolution as amended. The motion passed.

B. Wilhour Trust Property –

- Mr. Kinney stated the appraisals for the Wilhour Trust and Johns RV Park property came back with a price difference of \$1 million, which ACDA would owe to ACLT to complete the property transfer. Ms. Mikowski provided a history of this resolution for new Board members. A discussion was held on the Wilhour Trust property and the reasoning behind the purchase to include the future prospects of this property.
- Ms. Lazur moved to authorize management to complete the land transfer, and pay the ACLT the difference in property value; Ms. Hayenga seconded. The motion passed.

New Business

A. Nominating Committee –

- Ms. Lazur moved to amend the nominating committee slate and nominate Mr. Carlson as chair of the Operations committee; Ms. Hayenga seconded.
- Ms. Lazur gave a summary of the nominating committee meeting. All committees report to the Board through the Executive committee. A discussion was held to determine how long the positions will be held. Consensus was for the positions to be held until November 2007.
- Mr. Carlson moved to approve the slate as amended and for the positions to be held until November 2007; Ms. Hayenga seconded. The motion passed.

Department Reports

Finance Committee –

Ms. Ward asked when should we start working on the 2007 budget for approval. Mr. Sinz stated we should already be working on it. Mr. Kinney stated he is still waiting he hear back on this issue. Mr. Sinz stated this process has already been initiated with other general government agencies and we should start working on that.

Operations Committee –

Mr. Carlson gave a summary of the Operations committee meeting and informed everyone that the meetings will be held the 3rd Thursdays of each month at 11:30 a.m.

Development Committee –

Ms. Michael gave a summary of the Development committee meeting and informed everyone the committee will be meeting after this meeting to discuss the criteria for the negotiations.

Anchorage Community Development Authority
Regular Session Minutes of June 29, 2006

-3-

Mr. Smith adjourned the meeting at 5:26 p.m.

Respectfully submitted by:

Bill Smith, Vice Chairperson