

**ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY  
BOARD OF DIRECTOR'S BOARD MEETING  
June 5, 2008**

**Present**

Debby Sedwick  
Louise Lazur  
Jan Sieberts  
Sharon Weddleton  
Ron Baird  
Dana Pruhs  
Mary Jane Michael

**Excused**

Ted Carlson  
Jana Hayenga

**Guests**

Mark Pfeffer  
Howard Levine

**Staff**

Ron Pollock  
Rick Onstott  
Sue Lukens  
Joanne Risch  
Krin Kempainen

**Call to Order**

Ms. Sedwick called the meeting to order at 4:12 p.m.

**Review of Agenda**

- There were no changes to the agenda.

**Minutes**

- Ms. Lazur moved to approve the minutes from May 1, 2008 as presented; Mr. Baird seconded. The minutes were approved unanimously.

**Public Comment**

- There are no public comments.

**Old Business -**

A. Resolution 2008-004 – Carl Walker LLC Parking Plan –

- Mr. Pollock explained Resolution 2008-004 was tabled previously and requested the Board to approve the Resolution so staff can move forward with implementation. An overview will be provided at the next meeting. Mr. Baird asked if the Operations Committee had reviewed the Plan and approved the implementation plan. The committee members confirmed recommendation.
- Mr. Baird moved to approve Resolution 2008-04 but to change the word “endorses” to “adopts”; Ms. Weddleton seconded. The motion passed unanimously.

B. Augustine Parking Agreement – Updates –

- Ms. Lazur recused herself from the discussion due to conflict of interest.
- Mr. Pollock explained the steps he took with the Augustine contract and asked the Board to ratify the changes. Ms. Weddleton moved to ratify the amended agreement; Ms. Michael seconded.
- A Discussion was held to include: payment amount, length of contract, is the change good and fair for ACDA, and a request for monthly financial status updates on this lot.
- The motion passed 6-0 with Ms. Lazur abstaining.
- Mr. Pollock went on to explain Augustine Development has requested clarification and validation of the terms in the agreement previously signed.

- A discussion was held with Mr. Pfeffer to include: changes to the development, cut in parking spaces provided with new changes, financing, zone/code requirements, parking requirements, cost per parking space, parking waiting list, Augustine request for parking spaces, reason for validation of contract, current spaces in the 3 garages, and current economic climate, the difference between building a parking garage in downtown vs. midtown.
- Mr. Baird moved to authorize the Executive Director to work with legal council to amend the Augustine Parking agreement to remove the obligation of Augustine to construct its own parking; at a minimum that would mean taking out the 5<sup>th</sup> WHEREAS clause and the sentence that's circled on page 4 of the contract which is in the Board packet on page 12; Mr. Sieberts seconded.
- A discussion was held on this motion to include: current contract language, members concerns, public policy, establishing a wait list policy, current parking spaces in the garages, parking spaces vs. permits.
- The motion passed 6-0 with Ms. Lazur abstaining.

C. Executive Session –

- Mr. Baird moved to go into Executive Session to discuss pending litigation which the imminent knowledge of which would clearly adversely affect the Development Authority finances; Ms. Lazur seconded. The motion carried unanimously.
- The Board entered Executive Session at 6:00 p.m.
- The Board exited Executive Session at 6:25 p.m. after giving staff direction.

**New Business** –

- No New Business this month.

**Committee Reports**

Executive Director –

- USPS project may not happen at this time because of another deal with another buyer, Mr. Pollock would like to submit a proposal anyway incase the other deal falls through.
- For the June 28 50<sup>th</sup> Anniversary Statehood celebration we will open the 5<sup>th</sup> Ave garage for free parking.
- Hollywood Vista meeting Alaska RR on Monday to discuss the RR land with all parties involved.

Finance Committee –

- Will be meeting soon to discuss the result of the MOA audit.

Operations Committee –

- The free card promotion is going well, we are advertising on 10 buses, FAQ on website
- The RFP for the Pay-N-Display closed out and Digital Payment Technologies was the selected vendor. We are now in the process of determining how many machines we will need to order.
- The Board requested information on the life span of the new Pay-N-Display.

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Development Committee –

- Nothing further to report.

Executive Committee –

- Nothing further to report.

The meeting was adjourned at 6:26 p.m.

Respectfully submitted by:

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Debby Sedwick, Chair