

**ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY  
BOARD OF DIRECTOR'S SPECIAL WORK SESSION/BOARD MEETING  
September 18, 2007**

**Present**

Debby Sedwick  
Jeff Sinz  
Ron Baird  
Dana Pruhs  
Louise Lazur

**Excused**

Mary Jane Michael  
Jana Hayenga  
Jan Sieberts  
Ted Carlson  
Chris Birch  
Bill Starr

**Staff/Guests**

Carma Reed  
Wendy Mikowski  
Krin Kemppainen  
Jin Lottsfeldt

Call to Order

Ms. Sedwick called the Work Session to order at 2:05 p.m.

**Review of Agenda**

- Mr. Sieberts moved the discuss Hollywood Vista first.

**Work Session**

A. Mt. View – Glenn Square –

- Ms. Reed presented a power point presentation which reviewed the history of Glenn Square, future development, community desires, ACDA's involvement in the project and POB Montgomery's proposal.
- Mr. Baird moved to enter an Executive Session; Mr. Sinz seconded. The Board entered the Executive Session at 2:33 p.m. and exited at 4:00 p.m.

Ms. Sedwick called the Board Meeting to order at 4:00 p.m.

**Board Meeting**

A. SOA Lease –

- Mr. Baird briefed the history and process the Development committee went through to establish this long term lease with the State of Alaska, Department of Corrections.
- A discussion was held on this to include: Security, clients, long term tone for our facility, and challenge for tenants.
- Ms. Mikowski informed everyone the state has assured us that no violent or sex offenders will qualify for this program.
- Mr. Baird moved to pass Resolution 2007-07 to lease suites 114 & 209 to the State of Alaska, department of Corrections and Resolution 2007-08 to design and build additional retail space for suite 114; Mr. Pruhs seconded. The motion passed unanimously.

B. Mt. View – Glenn Square –

- Mr. Pruhs recused himself from the discussion and vote because of a possible conflict of interest.
- Ms. Reed briefed the summary of transaction. A discussion was held on this to include: a review of the power point presentation, Summary of transaction, and price.
- Mr. Baird moved to approve Resolution 2007-09 authorizing the Executive Director to enter into a purchase and sale agreement with the exception of items III.b.4 and III.A.3.d of the

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Summary of 2008 Transaction, which items shall come before the Board at the next meeting;  
Mr. Sinz seconded. The motion passed unanimously; Mr. Pruhs abstained.

The meeting was adjourned at 4:47 p.m.

Respectfully submitted by:

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Debby Sedwick, Chair