

**ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY
BOARD OF DIRECTOR'S BOARD MEETING
October 4, 2007**

Present

Ted Carlson
Debbie Sedwick
Jan Sieberts
Mary Jane Michael
Ron Baird

Excused

Jana Hayenga
Louise Lazur
Dana Pruhs
Jeff Sinz
Chris Birch
Bill Starr

Staff/Guests

Carma Reed
Melinda Gant
Wendy Mikowski
Mike Kennard
Healia Palmer
Rick Onstott

Staff/Guests

Joanne Risch
Ralph Duerre
Sharon Weddleton
Greg Gillquist
Mark Pfeffer
Howard Levine
Esa Wiegeet
Don McClintock

Call to Order

- Ms. Sedwick called the meeting to order at 4:15 p.m.

Introductions

- Introductions were made.

Review of Agenda

- Mr. Onstott requested the award of collection contract resolution 2007-11 be moved to the top of the agenda. Change to the agenda was approved.

Minutes

- Minutes for August 30 & September 18, 2007 were approved as written.

Award Collection Contract Resolution 2007-11

- Mr. Onstott said that three candidates submitted a proposal for collection services. Cornerstone Credit Services scored the highest on the bid sheet. Contract was approved by MOA Legal.
- A discussion was held regarding compensation and contract terms.
- Ms. Sedwick asked Mr. Carlson, if the Operations Committee supported this award. Mr. Carlson expressed they did.
- A motion was made to approve and seconded. The motion carried unanimously.

Augustine Lot Resolution 2007-13

- Ms. Reed updated the Board regarding the Augustine agreement, which was distributed out to the Board last Friday. Ms. Reed also brought to the Board's attention her 4 suggested additions to the contract.
- Mr. Sieberts expressed that he would recuse himself on this subject.
- Mr. Pfeffer approached the table to discuss the contract. Item 1 to be added that included "public parking" was of concern as there is a possible large corporate tenant that will not want to park below the building and the limit the use of public parking. Mr. Pfeffer "expressed concern" that he would like the language inserted "financial determinant" if our large client does not want public parking available.
- Ms. Michael asked if we could add "in case of security concern which would create a financial deterrent."

- Mr. Pfeffer would like to reopen the resolution if it does become an issue.
- Ms. Sedwick asked Mr. Duerre if there was any issue to separate the Augustine agreements. Mr. Duerre's preference was to keep the contract together vs. separating.
- Ms. Sedwick asked Mr. Carlson if there were any points that the Operations Committee would like to bring forward. Mr. Carlson said that there were a couple of points that were not in the best interest of ACDA but overall, after reviewing the big picture, he would support.
- Ms. Sedwick asked Mr. Baird if there were any point that the Development Committee would like to bring forward. Mr. Baird expressed that the Development Committee has concerns.
- Ms. Sedwick expressed that she personally supports the memo but concurred that we are setting public policy.
- Ms. Reed reminded the Board that the committees requested the staff to go back to the consultant in making this kind of investment. Dennis Burns provided framework which supported this project.
- Mr. Baird expressed that he could not support this project and laid out his many concerns.
- A motion was made to approve and seconded. Motion passed 4-1. In support of the motion were the following: Mr. Carlson, Ms. Sedwick, and Ms. Michael. Mr. Baird was not in support of the motion and Mr. Sieberts recused himself.

Award JCPenney Renovation Contract

- Ms. Mikowski updated the Board regarding the JCPenney renovation budget.
- ACDA received 2 responses on the bid and International Steel was awarded the renovation project.
- The project has been modified due to budget constraints.
- Timeframe to have project completed is by 1st quarter.
- Lobby renovation will be scheduled around the holidays.
- Motion to approve Resolution 2007-14. Approved unanimously to award the contract to International Steel for the renovation of the JCPenney Parking Garage.

Mt. View Resolution 2007-12

- Ms. Reed debriefed the Board on the history of the Mountain View property purchase.
- Developer will indemnify ACDA in 60 days on environmental with the exception of the ML&P contamination. ML&P will indemnify ACDA of this contamination.
- Mr. Baird expressed that the Development Committee has not reviewed but he supports the language of the Summary.
- Motion to approve Resolution 2007-12. Approved unanimously for the sale of land for completion of Glenn Square and purchase of land for the relocation of the Municipal Light & Power Mountain View substation.

5th & 6th Avenue Leases

- Mr. Baird told the Board the history of lease contracts for 5th & 6th Avenue facilities.
- Anchorage Museum does not follow the standard, but is noted on the schedule.
- Mr. Baird expressed that the Development Committee supports the contracts that are in front of the Board.

- Motion to approve Resolution 2007-15. Approved unanimously for ACDA to enter into long-term leases within the 5th & 6th Avenue facilities as outlined by the summary of terms and rate schedule.

Committee Reports

EXECUTIVE

- Ms. Reed does not have a report available. Ms. Reed did report that two work sessions are being scheduled and Glenn Square will be discussed. Also the consultant for the strategic parking plan will be in Anchorage November 7-9 conducting a public forum and his focus will be on the findings, rate increases, multi-space meters, enforcements piece and the APD contract.
- Ms. Reed updated the Board on the Special Event coverage and events that have occurred to make the change to hold special event parking in the 7th Avenue facility.
- Board discussed the following: plan to be in place prior to the Convention Center opening, reputation with patrons and PAC, cost, delay of exiting and special event parking location.
- Ms. Michael moved that we make 6th & 7th Avenue facility dedicated for special event parking; patrons pay \$5 and pop the exit gates to allow easy access. Mr. Siebert seconded the motion. Board discussion followed. Amendment to the motion was recommended to hold special event parking in the 6th & 7th Avenue facilities, patrons pay \$5 at entrance and gates will be popped at the exit until the Operations Committee has the chance to recommend a new plan. Approved unanimously.
- State of Alaska Court System and Legislative Affairs is interested in a parking facility on Block 39. They have proceeded forward with an RFP for a cost proposal.
- Detail Shop is being demolished on October 31, 2007. Requested the Board and others to attend.

FINANCE

- Mr. Sieberts expressed that the Finance Committee is recruiting for another member.

OPERATIONS

- Mr. Carlson mentioned that a “special use rental” will be coming before the Board.

Ms. Sedwick requested a meeting date for the development committee with Weekend Market representatives, Anchorage Downtown Partnership and the Mayor regarding the Weekend Market. Board recommended that ACDA staff assemble the Board packet in order of the agenda, all information handed out to Board needs to be in the packet and page numbers needs to be added to the agenda page.

Ms. Reed expressed that her last day will be November 2, 2007.

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

Respectfully submitted by:

Debby Sedwick, Chair