

**ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY  
BOARD OF DIRECTOR'S BOARD MEETING  
December 4, 2008**

**Present**

Louise Lazur  
Jan Sieberts  
Ron Baird  
Sharon Weddleton  
Jana Hayenga  
Ted Carlson  
Mary Jane Michael

**Excused**

Debby Sedwick  
Dana Pruhs  
Mike Gutierrez  
Shelia Selkregg

**Staff**

Ron Pollock  
Healia Palmer  
Rick Onstott  
Sue Lukens  
Mike Kennard  
Bob Weaver  
Melinda Gant

**Call to Order**

Ms. Lazur called the meeting to order at 4:03 p.m.

**Review of Agenda**

- Mr. Carlson moved to approve the agenda; Mr. Baird seconded. The agenda was approved unanimously.

**Minutes**

- Mr. Carlson moved to approve the minutes from November 6, 2008 as presented; Mr. Baird seconded. The minutes were approved unanimously.

**Public Comment**

- There were no public comments.

**Old Business – 2009 Calendar**

- Mr. Carlson moved to approve the calendar; Ms. Michael seconded.
- The Board approved unanimously.

**New Business –**

A. Resolution 2009-12 – ACDA Bylaws

- Mr. Baird moved to approve Resolution 2009-12; Ms. Weddleton seconded.
- A discussion was held to include: MOA's legal review; 10 day rule of 2<sup>nd</sup> & 3<sup>rd</sup> revisions; HLB removal; removal of board treasurer, Executive Director signature of authority, Committee authority, defining duties of Committees, bylaw longevity, Treasurer authority; and process of accounts payable.
- Mr. Baird moved to add under Article V Section 2. "There shall be a Finance, Development and Operations Committee"; Ms. Weddleton seconded. The Board approved unanimously.
- Mr. Carlson moved to add under Article V Section 1. that the chairs of the Finance, Development and Operations Committee will be on the Executive Committee; Mr. Siebert seconded. A discussion was held to include: Commitments of board members. The change passed with Ms. Lazur, Mr. Sieberts, Mr. Baird, Mr. Carlson and Ms. Michael voting yes and Ms. Weddleton and Ms. Hayenga voting no.

- Mr. Carlson moved that to change under Article VI Section 2. the 5<sup>th</sup> last word of the sentence from “or” to “and”; Mr. Baird seconded. The Board approved unanimously.
- Mr. Baird moved to strike out under section Article VI Section 2.(f)(iii); Ms. Weddleton seconded. The Board approved unanimously.
- Mr. Baird moved to change under Article IV Section 1. the election date of the officers from the second month of each year to after the tenth month of each year; Mr. Carlson seconded. The Board approved unanimously.
- Mr. Board moved to approve the Board bylaws as written with the changes that were approved; Mr. Carlson seconded. The Board approved unanimously.

B. Board Elections

- Ms. Weddleton moved to approve the 2009 officers and presented a document that showed the 2009 Committee information; Mr. Carlson seconded. The Board approved unanimously.

C. Resolution 2008-09 – Charitable Contributions

- Mr. Pollock presented the resolution to be adopted.
- Mr. Carlson moved to approve resolution 2008-09; Ms. Michael seconded. The Board approved unanimously.

D. Resolution 2008-10 – Multi-Space Meters

- Mr. Pollock presented the resolution to be adopted.
- Ms. Weddleton moved to approve resolution 2008-10; Mr. Carlson seconded.
- A discussion was held to include: footprint of multi-space meters in other cities and signage placement.
- The Board unanimously approved.

E. Resolution 2008-11 – Facilitate Development for a Fee

- Mr. Baird presented the resolution to be adopted.
- Mr. Baird moved to adopt Resolution 2008-11; Ms. Lazur seconded.
- A discussion was held to include: ANHC proposal and future development projects.
- The Board unanimously approved.

F. Resolution 2008-13 – AKRR Property Exchange

- Mr. Baird recused himself from discussing Alaska Railroad as they are a regular client of his.
- A discussion was held to include: To understand the necessity of Mr. Baird requesting the remove himself.
- Ms. Hayenga declared that she sits on a board with Mark Marlow.
- Mr. Pollock presented the AKRR property exchange.
- Mr. Siebert moved to approved; Mr. Carlson seconded.
- A discussion was held to include: Lot 13 development, clarification of AKRR property on Northpointe and the long-term lease with Mark Marlow.
- The Board unanimously approved.

G. PPP-Venture Development Proposal

- Mr. Pollock presented the Venture development proposal.

- A discussion was held to include: Revenue bond sale, whether ACDA is ready to bond, location of garage, Venture's obligation of parking spaces, importance of building multi-use parking vs. standalone garages, development project not available for public parking, fee structure and how does ACDA participate in a PPP project.
- Mr. Baird supported staff to run thru the process of this proposal as a future learning benefit

### **Committee Reports**

#### Executive Director

- The Anchorage Assembly approved the 2009 budget.

#### Finance Committee

- A discussion was held to include: Parking revenue, potential loss of revenue and rate increase

#### Operations Committee

- Negotiating the 2009 APD MOU which may affect our organization financially.

#### Development Committee

- Nothing further to report.

#### Executive Committee

- Nothing further to report.

### **Executive Session-Employee Relations**

- Ms. Weddleton moved to go into executive session to discuss an employee issue and the immediate knowledge of which would adversely affect the finances of ACDA; Mr. Carlson seconded.
- Staff exited the room with the exception of Mr. Weaver and Ms. Gant.
- The Board entered into executive session at 5:56 pm.
- The Board exited executive session at 6:27 pm.
- Staff has been instructed on how to proceed forward.

The meeting was adjourned at 6:35 p.m.

Respectfully submitted by:

---

Louise Lazur, Vice-Chair