

**ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY  
BOARD OF DIRECTOR'S REGULAR SESSION  
February 22, 2007**

**Present**

Debby Sedwick  
Jan Sieberts  
Dana Pruhs  
Jana Hayenga  
Jeff Sinz

**Present**

Louise Lazur  
Ted Carlson  
Ron Baird  
Mary Jane Michael  
Ken Stout

**Excused**

Dan Coffey

**Staff/Guests**

Robin Ward  
Wendy Mikowski  
Rick Onstott  
Mike Kennard  
Healia Palmer  
Krin Kemppainen  
Ralph Duerre  
Mark Marlow  
Mark Pfeffer

**Call to Order**

Ms. Sedwick called the meeting to order at 4:10 p.m.

**Review of Agenda**

There were no changes to the agenda.

**Minutes**

- Mr. Baird moved to accept the minutes from January 25, 2007 as presented; Mr. Carlson seconded. The minutes were approved unanimously.

**Public Comment**

There are no public comments.

**Old Business**

A. Hollywood Vista –

- Ms. Mikowski went over the updated Executive Summary and Resolution 07-01. Mr. Baird moved to approve Resolution 07-01 and have the purchase & sales agreement attached with the records; Mr. Pruhs seconded.
- A discussion was held on this resolution to include: The Port of Anchorage, The Railroad, Jaguar and ACDA's responsibilities, gravel extraction, performance bonds, and the Purchase and Sales agreement.
- The motion to approve Resolution 07-01 was approved unanimously.

**New Business**

A. Augustine Development Agreement –

- Ms. Lazur stated she would abstain from the discussion and vote of this item since she is employed by the developer. This request was approved unanimously.
- Mr. Carlson moved to approve the Augustine Agreement; Mr. Sieberts seconded.
- Ms. Ward went over this agreement. A discussion was held on this agreement which included: current downtown parking issues, benefits of managing this new lot, timeframe, rent, budget, length of contract, number of spaces, lot layout.

- Mr. Baird moved to postpone the vote on this agreement for 1 week until more due diligence is completed. The motion died for lack of a second.
- The discussion continued including: clarification to items in the draft contract, termination of the contract.
- Ms. Sedwick called for a vote. The motion passed 7 to 1: Mr. Carlson, Ms. Hayenga, Mr. Sieberts, Mr. Pruhs, Mr. Sinz, Ms. Michael and Ms. Sedwick voted for approval, Mr. Baird voted against and Ms. Lazur abstained.

B. Surface Lot Shuttle Plan –

- Mr. Carlson moved to approve the surface lot shuttle plan by contracting with Paratransit Services to add ACDA into the Ship Creek Shuttle route; Mr. Sieberts seconded.
- Mr. Onstott explained this agreement. A discussion was held on this agreement which included: length of contract, the need for the plan, cost and legal review of the contract.
- The motion was approved unanimously.

C. Security Contract –

- Mr. Carlson moved to approve the security contract; Mr. Pruhs seconded.
- Mr. Onstott and Mr. Carlson explained the contract; Ms. Lazur explained the budget in relation to the contract.
- The motion was approved unanimously.

**Committee Reports**

Executive Director –

- Ms. Ward informed the Board she had resigned from her position as Executive Director of Heritage Land Bank and Real Estate Services.

Finance Committee –

- There will be no financials until after the audit is completed.

Operations Committee –

- Nothing further to report.

Development Committee –

- Nothing further to report.

Executive Committee –

- Nothing further to report.

Ms. Sedwick adjourned the meeting at 6:00 p.m. Ms. Michael asked the Executive Committee to stay for a few extra minutes to discuss setting up a meeting with a candidate for the Executive Director/Chief Operating Officer position.

Respectfully submitted by:

Anchorage Community Development Authority  
Regular Session Minutes of February 22, 2007

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Debby Sedwick, Chair