

**ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY
BOARD OF DIRECTOR'S SPECIAL SESSION
January 8, 2007**

Present

Debby Sedwick
Jana Hayenga
Jeff Sinz
Jan Sieberts
Ken Stout

Present

Louise Lazur
Mary Jane Michael
Ron Baird
Dan Coffey

Excused

Dana Pruhs
Ted Carlson

Staff/Guests

Robin Ward
Mike Kennard
Rick Onstott
Healia Palmer
Bill Webb
Greg Stubbs
Dana Reese
Renee McCreary
Ralph Duerre
Schawna Thoma
Alan Tesche

Call to Order

Ms. Sedwick called the meeting to order at 11:40 a.m.

Notice provisions

Notice for special Board Session was provided via email, Municipal web page and through the Anchorage Daily News legal notices

Old Business

A. Saturday/Sunday Market –

- Mr. Baird moved to approve the Saturday/Sunday Market award and authority to enter into a contract with Webb Consulting; Mr. Sinz seconded the motion.
- Ms. Hayenga informed everyone that she was a Board Member of the Anchorage Downtown Partnership and was concerned with participating in approving the contract since they were the other bidders on the contract. Mr. Coffey stated for purpose of discussion he would move that the Board make a determination as to existence or non existence of the conflict so that it could be discussed; Mr. Baird seconded. A discussion was held her involvement and possible conflict. Ms. Sedwick called for a vote on whether to let Ms. Hayenga participate in the discussion and to vote on the contract. The motion passed unanimously.
- A discussion was held on the Saturday/Sunday Market contract to include the following topics: Contract specifications compared to the RFP requirements, capital improvements provisions (i.e. parking lot upgrades), market connectivity with the downtown, name of the market, bus zones, length of contract, cost of living adjustments.
- Mr. Sinz moved to approve the essential terms and conditions of an agreement with Webb's Consulting and Management subject to the following amendments:
 1. Pick up the language of the RFP precluding an admission fee and maintaining vendor costs at current levels;
 2. Compensation is to be renegotiated upon any extension of the Agreement;
 3. Refer to the Saturday/Sunday Market as the Anchorage Downtown Market, not the Anchorage Market & Festival;
 4. Require minimum capital investments of \$50K within the first 12 months and another \$50K within the next 36 months, *i.e.* \$100K within 48 months; and

5. Explicitly state that no Municipal capital investment is required, but is permissible.
- Ms. Michael seconded.
 - Ms. Sedwick called for a vote; 4-3 the motion passed, voted yes; Mr. Sinz, Ms. Michael, Mr. Sieberts and Ms. Sedwick, voted no; Ms. Hayenga, Ms. Lazur and Mr. Baird.
 - Ms. Sedwick called for a Bylaws review to determine a majority vote. Mr. Duerre of the Municipal Attorney's Office rendered an opinion stating a majority of present Board members constituted a majority vote.
 - A final copy of the contract will be provided to staff and the Board once it is signed.

Ms. Sedwick adjourned the meeting at 1:10 p.m.

Respectfully submitted by:

Debby Sedwick, Chairperson