

**ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY
BOARD OF DIRECTOR'S BOARD MEETING
May 7, 2009**

Present

Debby Sedwick
Louise Lazur
Ted Carlson
Jana Hayenga
Sharon Weddleton
Ron Baird
Jan Sieberts

Excused

Mary Jane Michael
Dana Pruhs
Shelia Selkregg
Mike Gutierrez

Guests

Eric Campbell
Elena Larkin
Shaun Botterill
William Claire

Staff

Ron Pollock
Sue Lukens
Healia Palmer
Rick Onstott
Bob Weaver
Mike Kennard
Krin Kempainen

Call to Order

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

Review of Agenda

- There was no change to the agenda.

Minutes

- Ms. Lazur moved to approve the minutes from February 26, March 17 and March 27 as presented; Mr. Carlson seconded. The minutes were approved unanimously.

Public Comment

- There were no public comments.

Executive Session

- Mr. Baird moved to go into executive session to discuss Northpointe Bluff, the immediate knowledge of which would adversely affect the finances of ACDA; Ms. Lazur seconded.
- The Board entered Executive session at 4:05 p.m.; the Board exited Executive session at 4:35 after giving staff direction.

Ms. Sedwick handed the meeting over to Ms. Lazur to chair since she would more than likely have to leave before the meeting ended.

New Business –

A. Resolution 2009-08 – Hiring Real Estate Broker –

- Mr. Baird moved to approve Resolution 2009-08; Mr. Sieberts seconded.
- Ms. Sedwick asked to be recused and explained her prior contact with the selected company. Mr. Baird moved to recuse Ms. Sedwick from this discussion and vote; Mr. Carlson seconded. The motion passed unanimously.
- Mr. Pollock and Ms. Lukens disclosed their prior contact with the selected company.
- Ms. Lukens briefed the Board on the selection process for hiring a broker.
- The Resolution passed unanimously.

B. Resolution 2009-09 – Purchase and Sale Agreement Block 1 Lots 26 & 27 –

- Mr. Baird moved to approve Resolution 2009-09; Ms. Weddleton seconded.

- The Resolution passed unanimously.
- C. Resolution 2009-10 Authority to Negotiate and Sell Lots –
- Mr. Baird moved to approve Resolution 2009-10; Ms Hayenga seconded.
 - A discussion was held on the wording of the resolution, to include the following changes: “In accordance with the attached price ranges, without further board approval” was removed from both areas of the resolution, and the fourth “Whereas” was removed along with the attachment.
 - The Resolution passed unanimously as amended.
- D. Resolution 2009-11 – Acting Executive Director –
- Mr. Carlson moved to approve Resolution 2009-11; Ms. Hayenga seconded.
 - A discussion was held on the wording of the resolution, to include the following changes: the first Whereas would read as follows “Ronald T. Pollock, Executive Director for the Anchorage Community Development Authority (ACDA) has been authorized a 90 day unpaid leave of absence, beginning June 1, 2009; and”; the two other “whereas” was deleted and “until such time as a new Executive Director is in place” was deleted.
 - The Resolution passed unanimously as amended.

Old Business –

A. 2008 Audit Presentation –

- Mr. Campbell and Ms. Larkin passed out the 2008 audit and presented the results.
- Discussion items included: Hollywood Vista and PERS.

B. Luke Update/Presentation –

- Mr. Botterill gave a power point presentation on the Luke systems and answered questions.
- Ms. Lazur thanked Mr. Onstott on his hard work with upgrading our systems.

Committee Reports

Executive Director

- Nothing further to report.

Finance Committee

- Nothing further to report.

Operations Committee

- Nothing further to report.

Development Committee

- Nothing further to report.

Executive Committee

- Nothing further to report.

The meeting was adjourned at 5:35 p.m.

Anchorage Community Development Authority
Board Meeting Minutes of May 7, 2009

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Respectfully submitted by:

Debby Sedwick, Chair