

**ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY
BOARD OF DIRECTOR'S BOARD MEETING
July 26, 2007**

Present

Louise Lazur
Mary Jane Michael
Jana Hayenga
Dana Pruhs
Ron Baird
Jeff Sinz
Debby Sedwick
Ted Carlson

Excused

Jan Sieberts
Bill Starr
Chris Birch

Staff/Guests

Carma Reed
Healia Palmer
Rick Onstott
Mike Kennard
Joanne Risch
Krin Kempainen

Call to Order

Ms. Sedwick called the meeting to order at 4:05 p.m.

Review of Agenda

- Conflict of interest was added as the first discussion item on the agenda.

Minutes

- Mr. Baird moved to accept the minutes from June 28, 2007 as presented; Mr. Carlson seconded. Ms. Sedwick asked if the minutes reflected her Brokers license disclosure, she was told the disclosure was noted in the May minutes. The minutes were approved unanimously.

Public Comment

- There are no public comments.

Conflict of Interest

- Mr. Baird disclosed to the Board a possible conflict of interest Mr. Pruhs and Mr. Sieberts may have with the Glenn Square project, and requested a vote from the Board as to whether or not each individual has a substantial conflict.
- Mr. Pruhs worked on Phase I of the project as a contractor, before becoming a Board member, his company may be used as a contractor in the next Phase of POB's project. Mr. Baird moved to have Mr. Pruhs excused from further action with the Glenn Square project; Ms. Lazur seconded. The motion passed 8-1, Mr. Carlson apposed.
- Mr. Sieberts entered into an LLC where POB Montgomery was also an investor; his share is a .62% of the LLC. Mr. Baird moved to allow his participation in the Glenn Square project; Ms. Lazur seconded. The motion passed unanimously.

Old Business

A. Glenn Square Update –

- Ms. Reed updated everyone on the status of this project. A discussion was held to include: Purchase & Sales for POB Phase II, the 5 parcels of land involved in this phase, community opinion, ML&P substation, possibility of holding an additional meeting to complete the proposal, and POB's expectations.

B. 2005-2006 Audit Comparison –

- Ms. Palmer explained the spread sheet with the audit comparison. A discussion was held to include: what does 2007 look like year to date and depreciation.

New Business

A. Area 1 Expansion –

- Mr. Carlson explained this motion from the Operations committee to expand the on-street Area 1 parking; Ms. Michael seconded. A discussion was held to include: area of expansion, reason for the expansion and a suggestion to create a parking permit which will be valid at any 10 hour meter in town.
- The motion passed unanimously.

B. Smoking Areas –

- Mr. Carlson explained this motion from the Operations committee; Mr. Pruhs seconded. A discussion was held to include: enforcement, what is the city doing for creating smoking areas, why ACDA needs to create smoking areas.
- The motion failed with a vote 2 to 5: Ms. Lazur & Mr. Baird for; Ms. Sedwick, Mr. Sinz, Mr. Pruhs, Ms. Michael and Mr. Carlson against; Ms. Hayenga was not present for the vote.
- This item was forwarded back to the Operations committee.

C. Special Work Session –

- Ms. Reed explained staff would like to hold a special work session August 9 to discuss the 2008 budget. Ms. Sedwick requested staff send out the material in advanced so the Board will have time to review.

D. Parking Rates Discussion –

- Ms. Reed and Mr. Onstott presented an informational parking rate slide show and informed everyone the Operations committee will be working on the parking rates. A discussion was held to include: who parks where, wait lists, the parking consultant, interim steps, comparison cities, discounts, and incentives. Once the Operations committee decides on the direction they will come to the full Board for approval.

Committee Reports

Executive Director –

- Ms. Reed passed out copies of the final debt capacity and financing study.

Finance Committee –

- Nothing further to report.

Operations Committee –

- Nothing further to report.

Development Committee –

- Nothing further to report.

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Executive Committee –

- Nothing further to report.

The meeting was adjourned at 6:13 p.m.

Respectfully submitted by:

Debby Sedwick, Chair