

**ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY
BOARD OF DIRECTOR'S MEETING
February 3, 2005**

Present

Louise Lazur
JoAnne Brause
Bill Smith
Joelle Hall
Jana Hayenga

Present

Diana Pearcy
Jeff Sinz
Mike Zoske
Hugh Gellert

Excused

Staff/Guests

Kevin Kinney
Marie Trueblood
Krin Kemppainen
Bill Webb
Mary Jane Michael
Mike Nealy

Call to Order

Ms. Lazur called the meeting to order at 5:00 pm. Mr. Zoske moved to accept the agenda as printed; Ms. Brause seconded. The agenda was approved.

Executive Director's Report

- APA had 10% growth in revenues in 2004. This is the 7th year in a row APA has had such growth; but since the garages are now full, it may be hard to continue.
- The Authority has 90 days to provide the MOA Assembly a strategic plan, under the new ordinance. The Strategic planning process will probably occur during the first two weeks of March.
- Mr. Kinney and the building committee will review the RFP for the 3rd Avenue garage soon. Right now the draft is at MOA Purchasing Office; Mr. Kinney will be meeting with them before meeting with the administration.
- The 5th Avenue Garage rebate for 2004 to the Municipality is \$484,819.00, which is considerably more than paid in prior years.

Minutes

There were no changes to the minutes for October 18, 2004, October 21, 2004, or December 16, 2004. Mr. Zoske moved to approve the minutes, and Ms. Brause seconded the motion. The minutes were unanimously approved

Public Comments

There were no Public Comments scheduled.

New Business

- A. Sunday Market –Mr. Zoske moved to amend the Saturday Market contract to include Sunday Market; Ms. Pearcy seconded. After a discussion of the issues, Mr. Zoske and Ms. Pearcy agreed to amend the motion to accelerate the graduated-rent-increases to full rent, once 95% occupancy rate is achieved for Sunday Market. Mr. Sinz added a motion to include in the contract an annual evaluation of Sunday Market; Ms. Pearcy seconded; and the motion passed 6 to 2. A vote was then taken on the prior motion to amend the Saturday Market contract to include Sunday; the motion passed with a 5 to 4 vote.
- B. Health Insurance – Mr. Kinney explained the changes to be made to the Anchorage Parking health insurance. Because of a 19% increase in insurance premiums if APA continues with

the insurance as before, coverage will change to preferred-provider doctors and increasing the deductible to \$300.00 for an individual. Doctor visits will be covered with a \$15.00 co-payment. These changes will save \$1,400 a month. Ms. Hall moved to accept the changes to the health insurance plan; Mr. Zoske seconded. The motion passed.

- C. JC Penny Lease – Mr. Kinney explained that the motion is to enter into negotiations with JC Penny to lease the garage. He estimates APA will spend up to \$3 million on the garage to bring it up to APA standards and operate it as a public facility. The long-term parkers who would park in the garage are from Nordstrom, FAA, and state workers. The motion was unanimously approved.
- D. Nominating Committee – Mr. Zoske and Ms Lazur volunteered for the nominating committee. The nominating committee will bring forward names for board officers for the ACDA; they will be voted on at the next meeting.

Department Reports

Finance –

Year-end numbers should be released at the next meeting.

Data Processing –

The new handhelds will hopefully be on the streets next week.

Marketing & Public Affairs –

Nothing to add.

Customer Service/Enforcement –

Nothing to add.

Operations –

Nothing to add.

Employee Relations –

Nothing to add.

Building Committee –

Nothing to add.

Ms. Lazur adjourned the meeting at 6:12 p.m.

Respectfully submitted by:

Louise Lazur, Chairperson